

Monthly Progress Report No. 7
514 Union Street
Brooklyn, New York
Brownfield Cleanup Program (BCP) Site No.: C224318
Reporting Period: February 2023

1. Introduction

In accordance with the reporting requirements of the 21 October 2022 Brownfield Cleanup Agreement (BCA) for the 514 Union Street site, Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) prepared this monthly progress report, on behalf of Gowanus President Owner LLC (the Volunteer), to summarize the work performed at 514 Union Street in Brooklyn, New York during February 2023. A BCA Amendment to add the Volunteer, Gowanus President Owner LLC, was executed on 1 February 2023.

The about 17,000-square-foot site is occupied by the Royal Palms Shuffleboard Club, comprised of shuffleboard courts, an office, bars, restrooms, storage areas, and a one-car parking garage. The site is located on the block bound by Union Street to the north, 3rd Street to the east, President Street to the south, and Nevins Street to the west. The south-adjointing parcel, 473 President Street, is in the New York State Department of Environmental Conservation (NYSDEC) BCP (BCP Site No. C224220). The east- and west-adjointing parcels, identified as President Street Portfolio, are also in the NYSDEC BCP (BCP Site No. C224309). Surrounding properties include single- and multi-story buildings occupied by industrial, commercial and residential occupants. A site location map is provided as Figure 1.

2. Investigation or Remedial Actions Relative to the Site during this Reporting Period

The 3 February 2023 Interim Remedial Measures Work Plan (IRMWP) No. 2 for in-situ groundwater remediation was approved by NYSDEC and New York State Department of Health (NYSDOH) on 3 February 2023.

Langan began implementing the IRMWP No. 2 on 7 February 2023, which included the following:

- Langan performed continuous air monitoring during ground intrusive activities.
- Coastal Environmental Solutions, Inc. (Coastal Environmental) installed two groundwater monitoring wells (MW14S and MW15D).
- Langan collected seven baseline groundwater samples from groundwater monitoring wells MW07D, MW08D, MW11D, MW13D, MW14S, MW15D and HRP-MW-1 (installed by others). Prior to sampling, Langan developed newly-installed groundwater monitoring wells MW15D and MW14S.
 - Purged groundwater was containerized in 55-gallon drums.
- Coastal Environmental advanced four soil borings (SC-1, SC-3, SC-4, and SC-5) to evaluate subsurface conditions and install temporary piezometers.
 - Excess soil cuttings were containerized in a 55-gallon drum.

- Regenesis completed eight high-dose PlumeStop® injections (IP05 through IP10, IP30 and IP35) across the target treatment interval (TTZ) of 10 to 30 feet bgs. Remedial products applied included PlumeStop®, S-MicroZVI®, and BDI PLUS®.
- Regenesis completed 30 low-dose PlumeStop® injections (IP11 through IP29, IP37B, IP37A, IP38, IP39B, IP39A, and IP40 through IP44) across the TTZ of 10 to 30 feet bgs. Remedial products applied included PlumeStop®, S-MicroZVI®, and BDI PLUS®.

An injection point location plan is included as Figure 2.

3. Actions Relative to the Site Anticipated for the Next Reporting Period

Langan will continue implementing IRMWP No. 2.

4. Approved Activity Modifications (changes of work scope and/or schedule)

None

5. Results of Sampling, Testing and Other Relevant Data

Baseline groundwater sample analytical results will be provided in the forthcoming Construction Completion Report (CCR) following data validation.

6. Deliverables Submitted During This Reporting Period

Daily field reports documenting IRMWP No. 2 activities were submitted to NYSDEC and NYSDOH (Attachment A).

7. Information Regarding Percentage of Completion

This BCP project is less than 40% complete.

8. Unresolved Delays Encountered or Anticipated That May Affect the Schedule and Mitigation Efforts

None

9. Citizen Participation (CP) Plan Activities during This Reporting Period

None

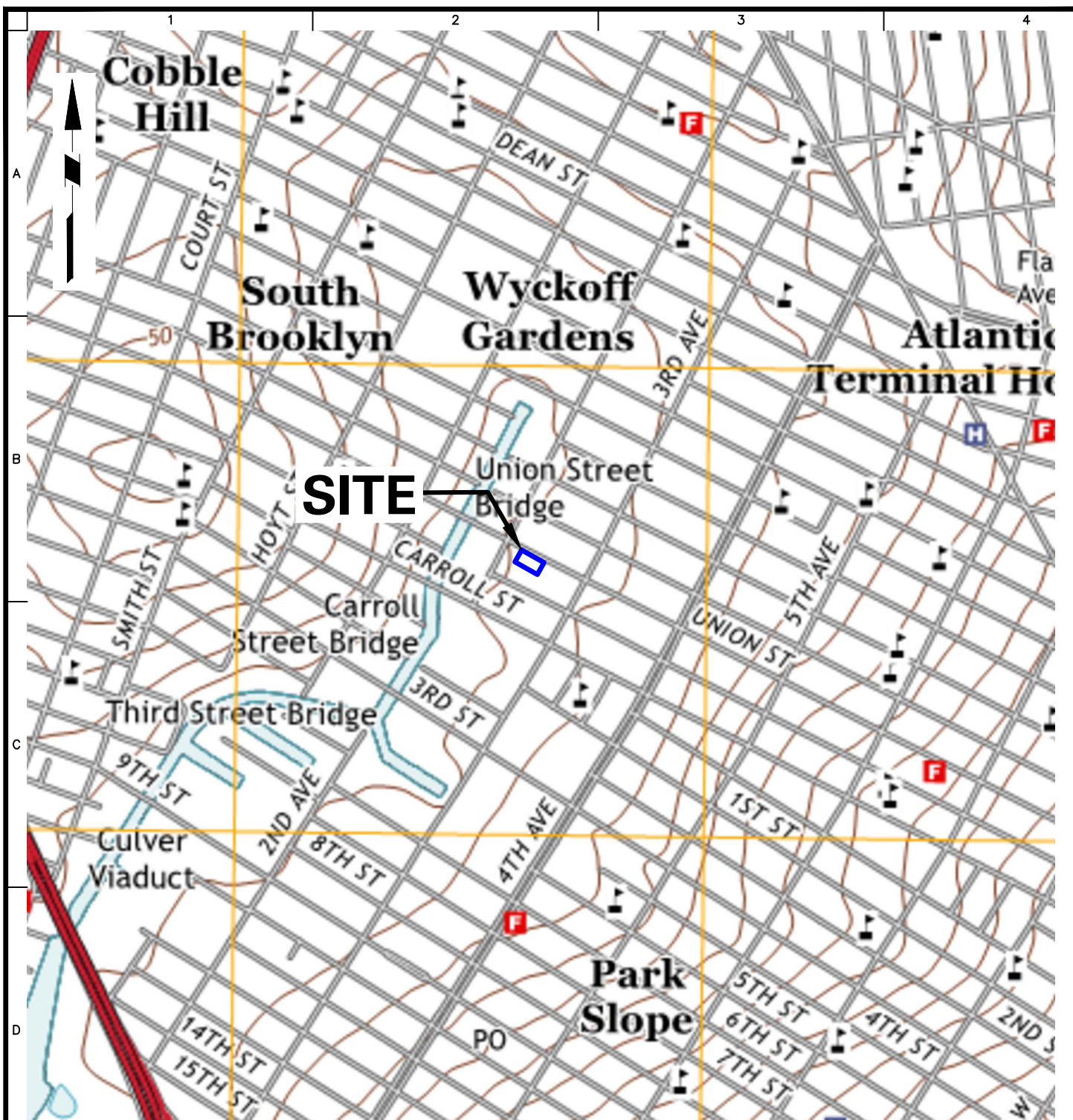
10. Activities Anticipated in Support of the CP Plan for the Next Reporting Period

None

11. Miscellaneous Information

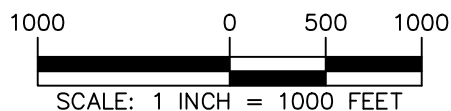
None

FIGURES



NOTES:

1. BASEMAP ADAPTED FROM UNITED STATES GEOLOGICAL SURVEY (USGS) 7.5-MINUTE SERIES TOPOGRAPHICAL MAPS, JERSEY CITY, NJ AND BROOKLYN, NY QUADRANGLES, DATED 2016.



LANGAN

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Project

514 UNION STREET

BLOCK No. 440, LOT No. 12
BROOKLYN

KINGS

NEW YORK

Figure Title

**SITE LOCATION
MAP**

Project No.
170361305

Date
03/12/2021

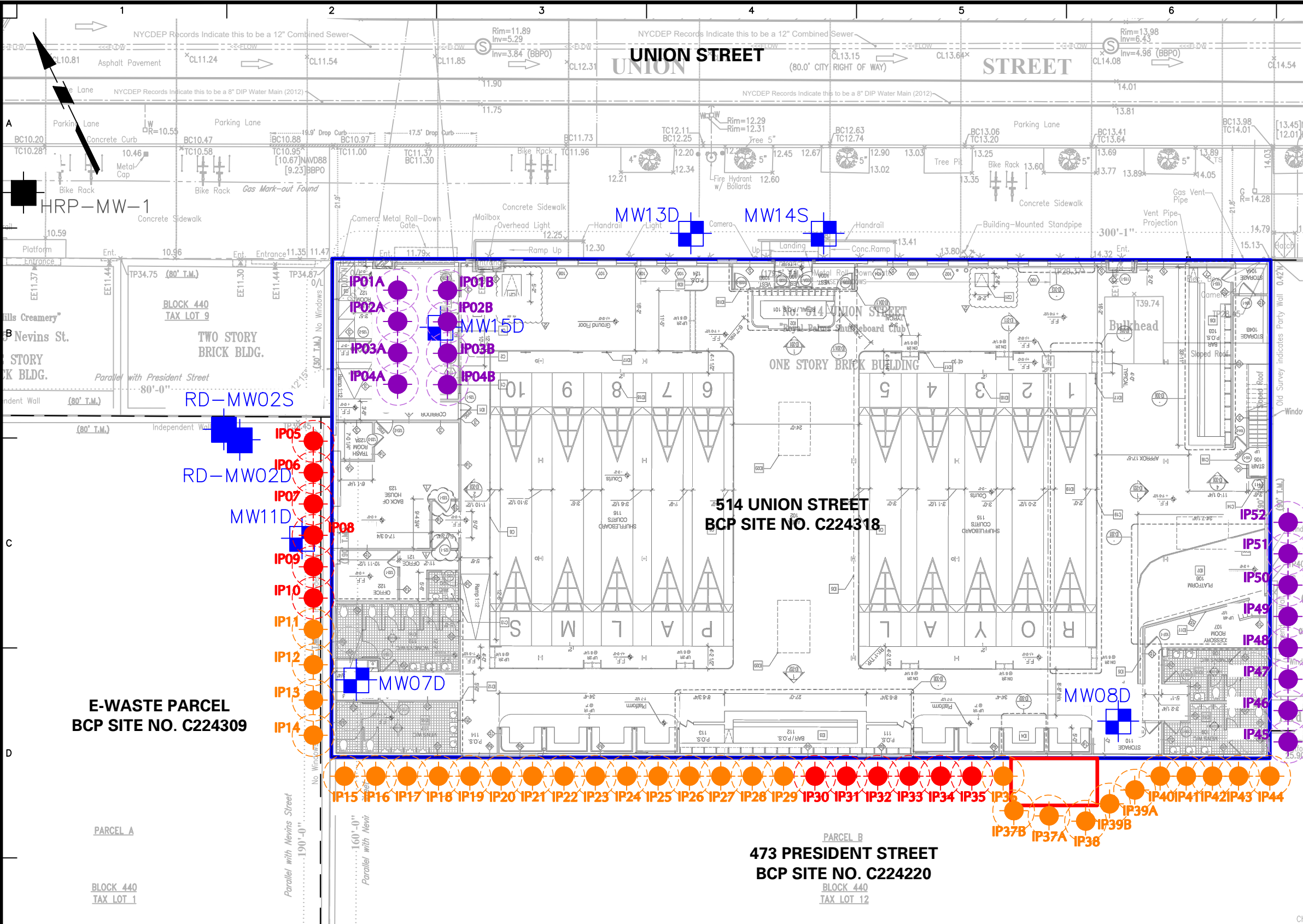
Drawn By
TG

Checked By
PM

Figure No.

1

Sheet 1 of 7



LEGEND:

SITE BOUNDARY

ADJOINING BCP SITE BOUNDARY

VOID SPACE

IP05

PROPOSED PLUMESTOP HIGH DOSE INJECTION POINT

IP12

PROPOSED PLUMESTOP LOW DOSE INJECTION POINT

IP51

PROPOSED 3DME DOSE INJECTION POINT

ESTIMATED 4-FOOT RADIUS OF INFLUENCE

MW08D

PROPOSED BASELINE OR POST-REMEDIATION MONITORING WELL

RD-MW02D

PROPOSED AS/SVE POST-REMEDIATION MONITORING WELL

HRP-MW-1

EXISTING OFF-SITE MONITORING WELL INSTALLED BY OTHERS

- NOTES:
1.

BASE MAP ADAPTED FROM DRAWING NO. A-001.00, TITLED "PROPOSED GROUND FLOOR PLAN" BY ANDRE TCHelistcheff ARCHITECTS, DATED 13 AUGUST 2013 AND SURVEY BY NEW YORK CITY LAND SURVEYORS, PC, DATED 14 JUNE 2019.
2.

ELEVATIONS HEREIN ARE IN FEET AND REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3.

PLUMESTOP® LIQUID ACTIVATED CARBON™ (PLUMESTOP), 3-D MICROEMULSION® (3DME), BIO-DECHLOR INNOCULUM® PLUS (BDI PLUS®), AND S-MICROZVI® ARE REMEDIAL PRODUCTS MANUFACTURED BY REGENESIS® OF SAN CLEMENTE, CALIFORNIA. HIGH DOSE PLUMESTOP INJECTION POINTS CONTAIN A MIXTURE OF PLUMESTOP, S-MICROZVI® AND BDIPLUS® TO BE APPLIED VIA 12 INJECTION POINTS (SHOWN IN RED). LOW DOSE PLUMESTOP INJECTION POINTS CONTAIN A MIXTURE OF PLUMESTOP, S-MICROZVI® AND BDIPLUS® TO BE APPLIED VIA 28 INJECTION POINTS (SHOWN IN ORANGE). 3DME DOSE INJECTION POINTS CONTAIN A MIXTURE OF 3DME, S-MICROZVI® AND BDIPLUS® TO BE APPLIED VIA 12 INJECTION POINTS (SHOWN IN PURPLE). SEE INTERIM REMEDIAL MEASURES WORK PLAN NO. 2 SECTION 2.4 FOR INJECTION POINT DETAILS.
4.

PROPOSED BASELINE AND POST-REMEDIATION MONITORING WELL LOCATIONS WERE INSTALLED DURING THE SEPTEMBER 2022 REMEDIAL INVESTIGATION. SEE INTERIM REMEDIAL MEASURES WORK PLAN NO. 2 SECTION 2.5 FOR GROUNDWATER MONITORING WELL DETAILS. PROPOSED AIR SPARGE/SOIL VAPOR EXTRACTION (AS/SVE) POST-REMEDIATION MONITORING WELLS ARE TO BE INSTALLED AS DESCRIBED IN THE REMEDIAL AND MITIGATION SYSTEM DESIGN TECHNICAL MEMORANDUM DATED 7 JULY 2022.

20

0

10

20

SCALE: 1 INCH = 20 FEET

LANGAN

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Project

514 UNION STREET

BLOCK No. 440, LOT No. 12

BROOKLYN NEW YORK

KINGS

Figure Title

IN-SITU GROUNDWATER TREATMENT PLAN

Project No.

170361305

Date

2/14/2023

Drawn By

AC

Checked By

VDP

Figure No.

2

Filename: \\langan.com\data\NYC\data3\170361301\Cadd Data - 170361301\SheetFiles\Environmental\514 Union Street\IRMWP No.2\Figure 8 - In-Situ Groundwater Treatment Plan IRMWP No.2.dwg Date: 2/17/2023 Time: 11:02 User: ajankowski Style Table: Langan.stb Layout: ANSIB-BL

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ATTACHMENT A – DAILY FIELD REPORTS

PROJECT No.: 170361306 PROJECT: 514 Union Street LOCATION: Brooklyn, New York BCP SITE ID: C224318	CLIENT: Gowanus President Owner LLC	DATE: Tue., February 7 th , 2023 WEATHER: Clear, 28 – 42 °F Wind: SSE @ 5 – 14 mph TIME: 6:45 am – 4:45 pm MONITOR: Audrey Seery
EQUIPMENT: RKI Photoionization Detector (PID) Groundwater sampling equipment		PRESENT AT SITE: Langan: Audrey Seery Regenesis: Joshua Grasser, Julian Serrano, Neil Wang
OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.: Langan was on-site to document implementation of the New York State Department of Environmental Conservation (NYSDEC)-approved February 2 nd , 2023 Interim Remedial Measures Work Plan (IRMWP) No. 2.		
Site Activities <ul style="list-style-type: none"> Langan collected four baseline groundwater samples. Purged groundwater was containerized in a 55-gallon drum. Regenesis mobilized equipment and materials to the site. 		
Sampling <ul style="list-style-type: none"> Langan collected four baseline groundwater samples from groundwater monitoring wells MW08D, MW11D, MW13D, and HRP-MW-1 (installed by others) to be analyzed for chlorinated volatile organic compounds (CVOCs). Samples were relinquished to Alpha Analytical, Inc., a New York State Department of Health (NYSDOH) Environmental Laboratory Accredited Program (ELAP)-certified laboratory under standard chain-of-custody protocols. 		
CAMP <ul style="list-style-type: none"> Continuous air monitoring was not performed because ground-intrusive activities were not conducted. Periodic air monitoring for volatile organic compounds (VOCs) was conducted with a handheld PID during groundwater sampling. 		
Anticipated Activities <ul style="list-style-type: none"> Langan will continue collecting baseline groundwater samples. Regenesis will continue mobilizing equipment and materials to the site. 		
Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By: Audrey Seery Langan, D.P.C.	

Site Photographs



Photo 1: Groundwater sampling setup at monitoring well MW08D (facing west).

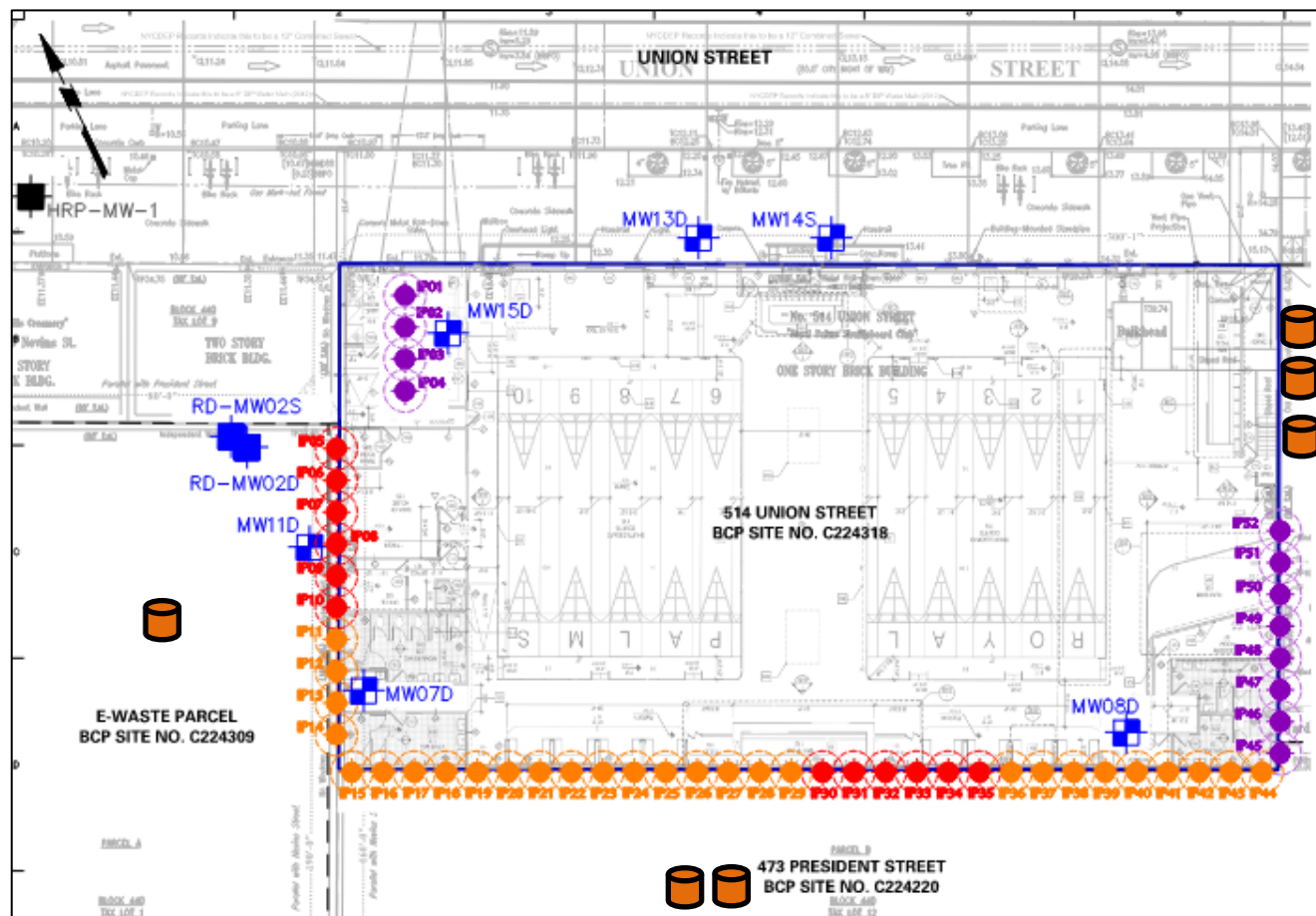


Photo 2: Groundwater sampling setup at monitoring well HRP-MW-1.

Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz

By: Audrey Seery
Langan, D.P.C.

Site Map



Legend

- Approximate Site Boundary
- Approximate Drum Location

Notes

1. Base Map adapted from IRMWP No. 2 Figure 8.

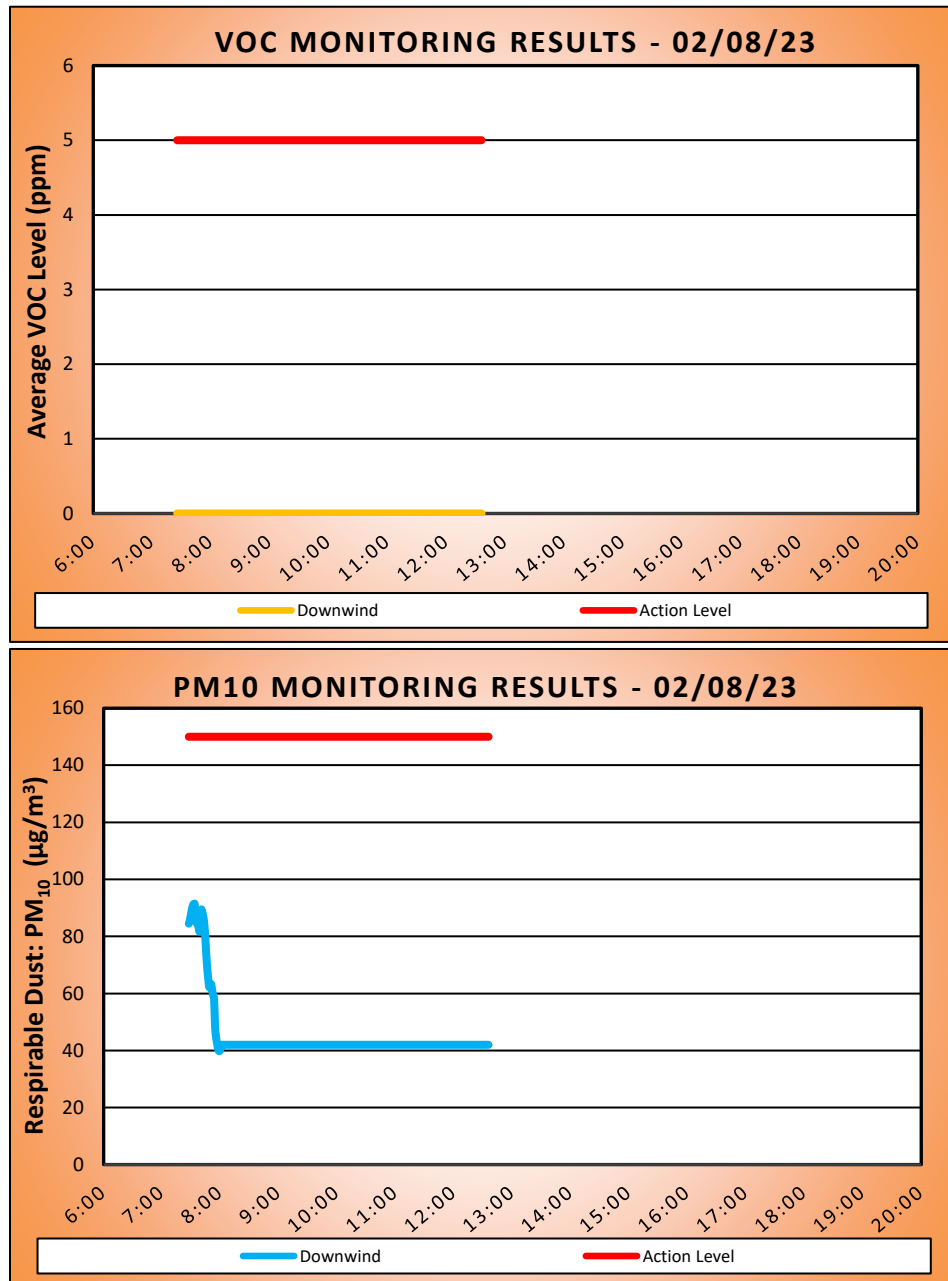
Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz

By: Audrey Seery
Langan, D.P.C.

PROJECT No.: 170361306 PROJECT: 514 Union Street LOCATION: Brooklyn, New York BCP SITE ID: C224318	CLIENT: Gowanus President Owner LLC	DATE: Wed., February 8 th , 2023 WEATHER: Clear, 28 – 42 °F Wind: NW @ 5 – 14 mph TIME: 6:45 am – 4:00 pm MONITOR: Audrey Seery
EQUIPMENT: RKI Photoionization Detector (PID) Groundwater sampling equipment Geoprobe 6011DT Air monitoring station (DustTrak II, MiniRAE 3000)		PRESENT AT SITE: Langan: Audrey Seery Regenesis: Joshua Grasser, Julian Serrano, Neil Wang Coastal Environmental Solutions, Inc.: Dennis Berthold, Tom Fitzpatrick, John Hudson
OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.: Langan was on-site to document implementation of the New York State Department of Environmental Conservation (NYSDEC)-approved February 2 nd , 2023 Interim Remedial Measures Work Plan (IRMWP) No. 2.		
Site Activities <ul style="list-style-type: none"> Langan collected one baseline groundwater sample. Purged groundwater was containerized in a 55-gallon drum. Regenesis continued mobilizing equipment and materials to the site. Coastal Environmental Solutions, Inc. (Coastal Environmental) used a Geoprobe 6011DT to installed two groundwater monitoring wells (MW14S and MW15D). MW14S was screened from 7 to 17 feet below grade surface and MW15D was screened from 17 to 27 feet bgs. 		
Sampling <ul style="list-style-type: none"> Langan collected one baseline groundwater sample from groundwater monitoring well MW07D to be analyzed for chlorinated volatile organic compounds (CVOCs). The sample was relinquished to Alpha Analytical, Inc., a New York State Department of Health (NYSDOH) Environmental Laboratory Accredited Program (ELAP)-certified laboratory under standard chain-of-custody protocols. 		
Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By: Audrey Seery Langan, D.P.C.	

CAMP

- Langan performed continuous air monitoring at downwind perimeter of the work zone for volatile organic compounds (VOCs) and particulate matter smaller than 10 microns in diameter (PM₁₀) during ground-intrusive activity. VOC and PM₁₀ action levels were not exceeded during the monitoring period. Recorded air monitoring data is summarized in the following graphs:



Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz

By: Audrey Seery
Langan, D.P.C.

Anticipated Activities

- Langan will continue collecting baseline groundwater samples.
- Regensis will begin application of remedial products via injection points.

Cc: J. Hayes, M. Burke, P. McMahon, V. De
Paula, B. Koontz

By: Audrey Seery
Langan, D.P.C.

Site Photographs



Photo 1: Coastal Environmental installing monitoring well MW15D (facing south).

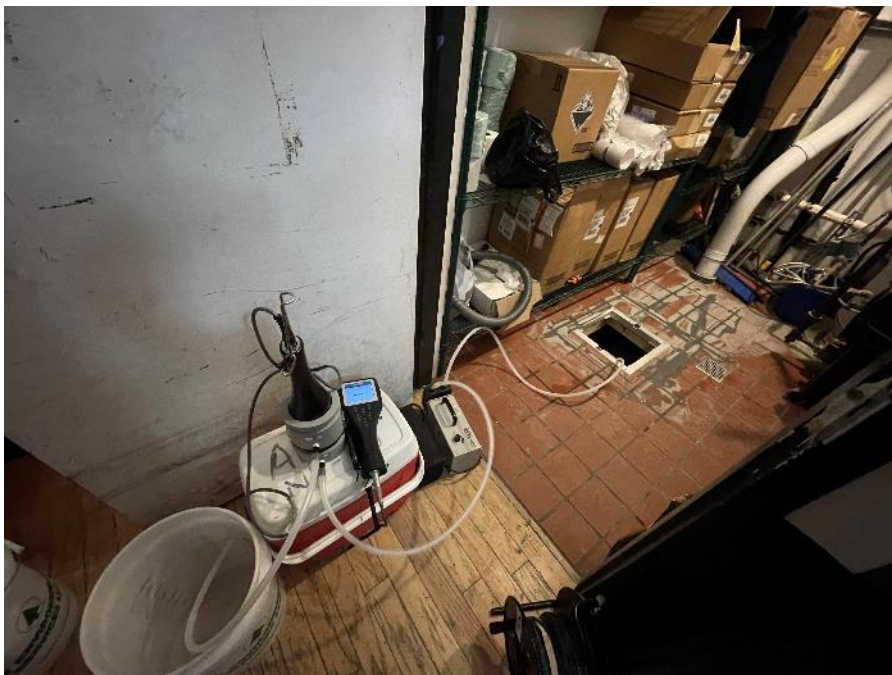
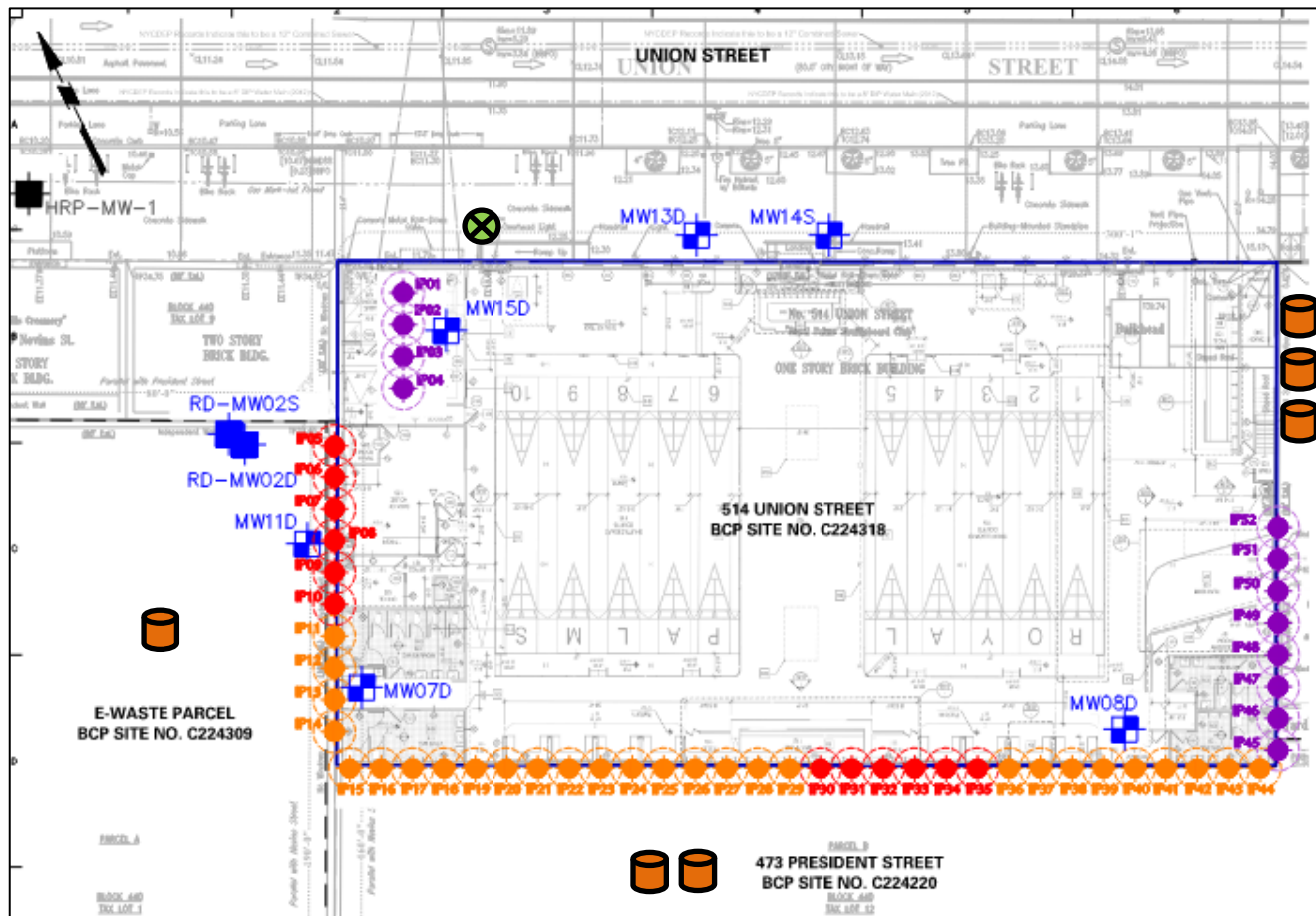


Photo 2: Groundwater sampling setup at MW07D (facing southwest).




Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz

By: Audrey Seery
Langan, D.P.C.

Site Map



Legend

-  Approximate Site Boundary
-  Approximate Drum Location
-  Approximate Air Monitoring Station Location

Notes

1. Base Map adapted from IRMWP No. 2 Figure 8.

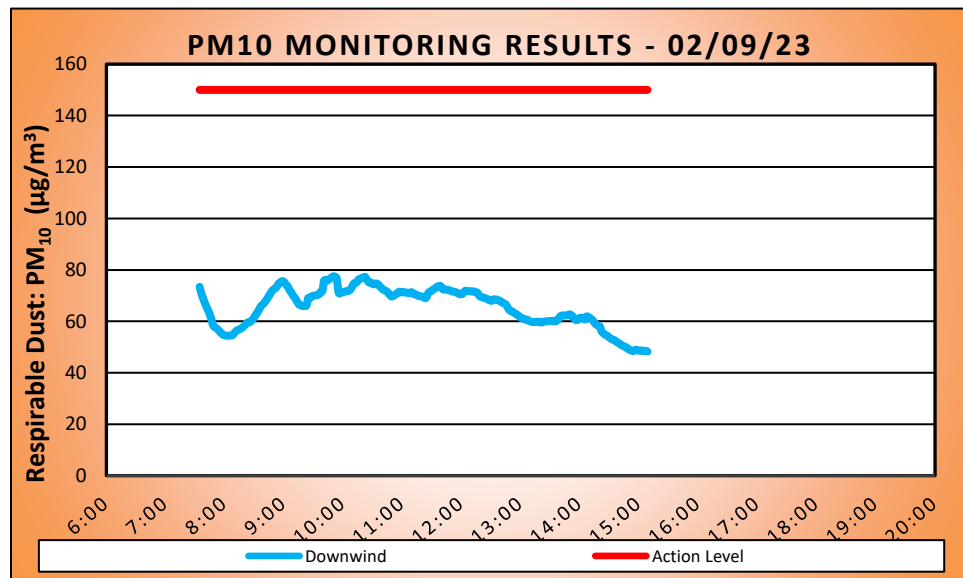
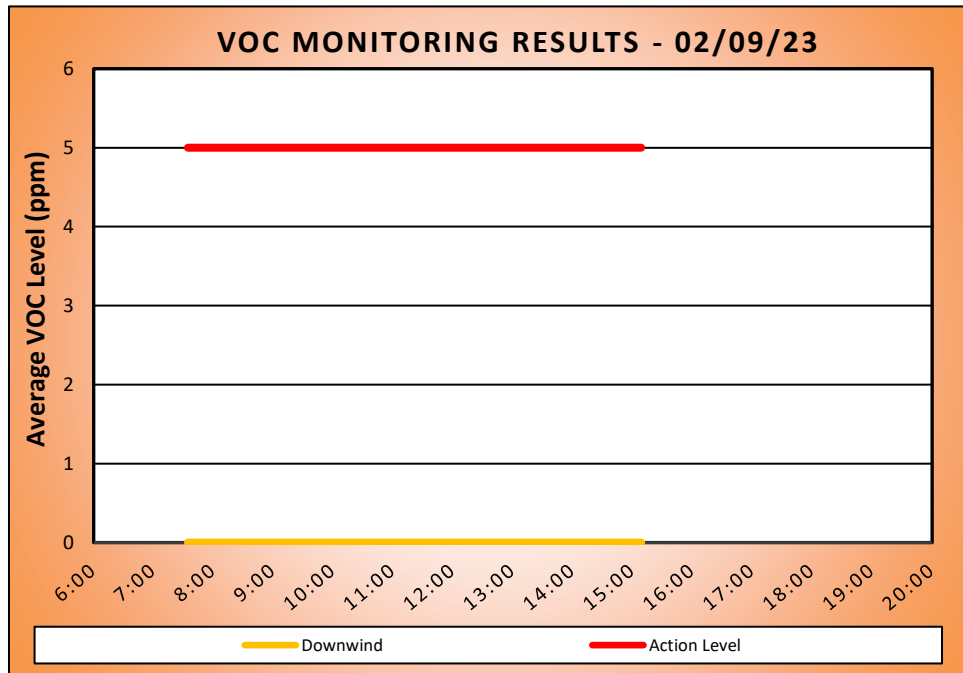
Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz

By: Audrey Seery
Langan, D.P.C.

PROJECT No.: 170361306 PROJECT: 514 Union Street LOCATION: Brooklyn, New York BCP SITE ID: C224318	CLIENT: Gowanus President Owner LLC	DATE: Thu., February 9 th , 2023 WEATHER: Clear, 41 – 50 °F Wind: ESE @ 1 – 5 mph TIME: 6:45 am – 4:00 pm MONITOR: Audrey Seery
EQUIPMENT: RKI Photoionization Detector (PID) Groundwater sampling equipment Geoprobe 6011DT Air monitoring station (DustTrak II, MiniRAE 3000)		PRESENT AT SITE: Langan: Audrey Seery, Sophia Misiakiewicz Regenesis: Joshua Grasser, Julian Serrano, Neil Wang Coastal Environmental Solutions, Inc.: John Hudson
OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.: Langan was on-site to document implementation of the New York State Department of Environmental Conservation (NYSDEC)-approved February 2 nd , 2023 Interim Remedial Measures Work Plan (IRMWP) No. 2.		
Site Activities <ul style="list-style-type: none"> Langan collected two baseline groundwater samples from newly installed groundwater monitoring wells MW14S and MW15D following well development. Soil cuttings and purged groundwater were containerized in separate 55-gallon drums. Coastal Environmental Solutions, Inc. (Coastal Environmental) advanced two soil borings (SC-1 and SC-2) to install two temporary piezometers (PZ-1 and PZ-2) to monitor subsurface conditions during application of remedial products. Soil cuttings were containerized in a 55-gallon drum. Regenesis completed two low-dose PlumeStop® injections points (IP41 and IP42) across the target treatment interval (TTZ) of 10 to 30 feet below grade surface (bgs). Remedial products applied included PlumeStop®, S-MicroZVI®, and BDI PLUS®. 		
Sampling <ul style="list-style-type: none"> Langan collected two baseline groundwater samples from groundwater monitoring wells MW14S and MW15D to be analyzed for chlorinated volatile organic compounds (CVOCs). The sample was relinquished to Alpha Analytical, Inc., a New York State Department of Health (NYSDOH) Environmental Laboratory Accredited Program (ELAP)-certified laboratory under standard chain-of-custody protocols. 		
Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By: Audrey Seery Langan, D.P.C.	

CAMP

- Langan performed continuous air monitoring at downwind perimeter of the work zone for volatile organic compounds (VOCs) and particulate matter smaller than 10 microns in diameter (PM10) during ground-intrusive activity. VOC and PM10 action levels were not exceeded during the monitoring period. Recorded air monitoring data is summarized in the following graphs:



Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz

By: Audrey Seery
 Langan, D.P.C.

Anticipated Activities

- Regeneration will continue application of remedial products via injection points.

Cc: J. Hayes, M. Burke, P. McMahon, V. De
Paula, B. Koontz

By: Audrey Seery
Langan, D.P.C.

Site Photographs



Photo 1: Coastal Environmental advancing soil boring SC-1 (facing east).

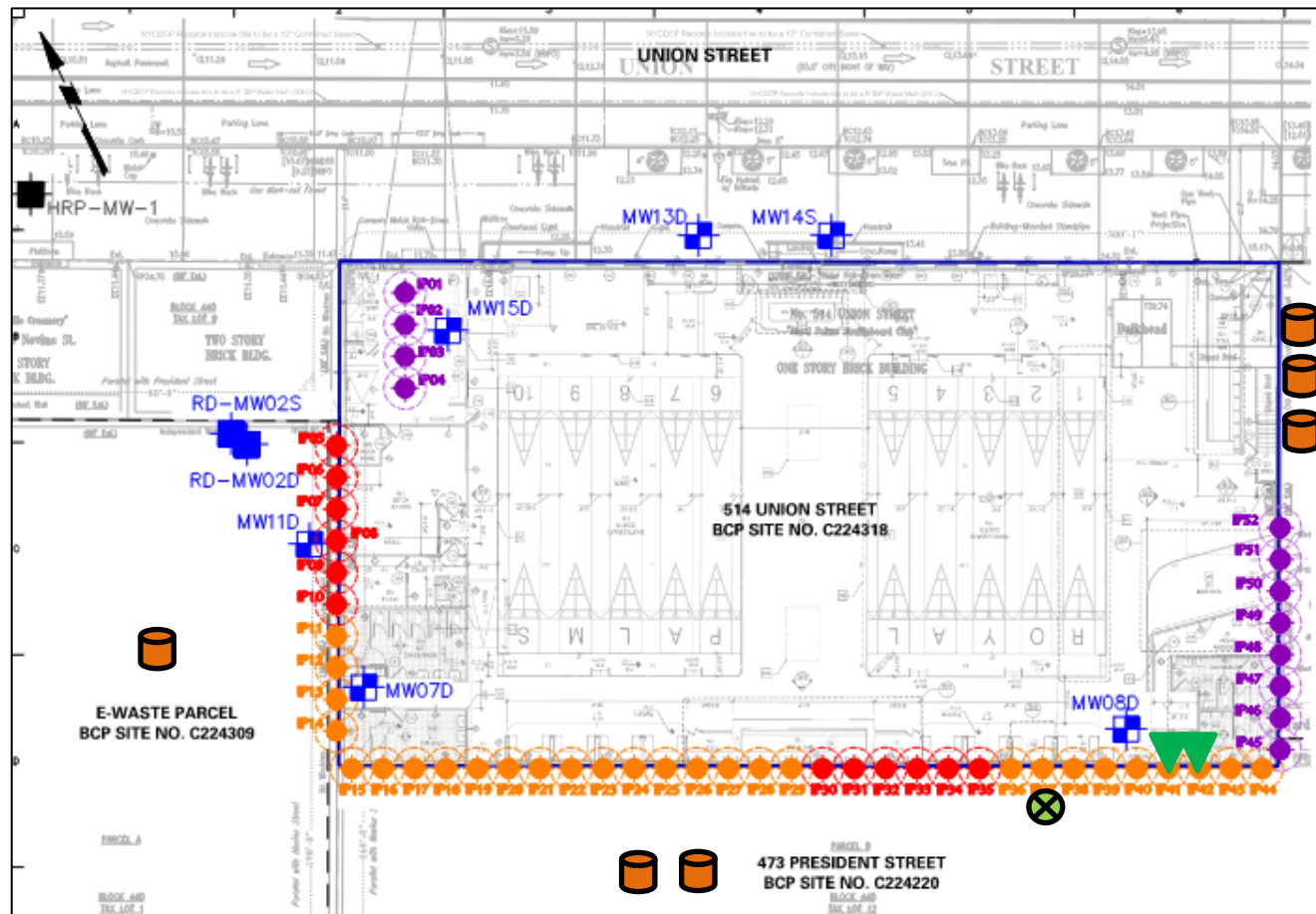


Photo 2: Regenesis applying remedial products at injection point IP-42 (facing east).






Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz

By: Audrey Seery
Langan, D.P.C.

Site Map



Legend

-  Approximate Site Boundary
-  Approximate Drum Location
-  Approximate Air Monitoring Station Location
-  Completed Injection Point
-  Injection Point in Progress

Notes

1. Base Map adapted from Figure 8 of the 2 February 2023 IRMW No. 2.

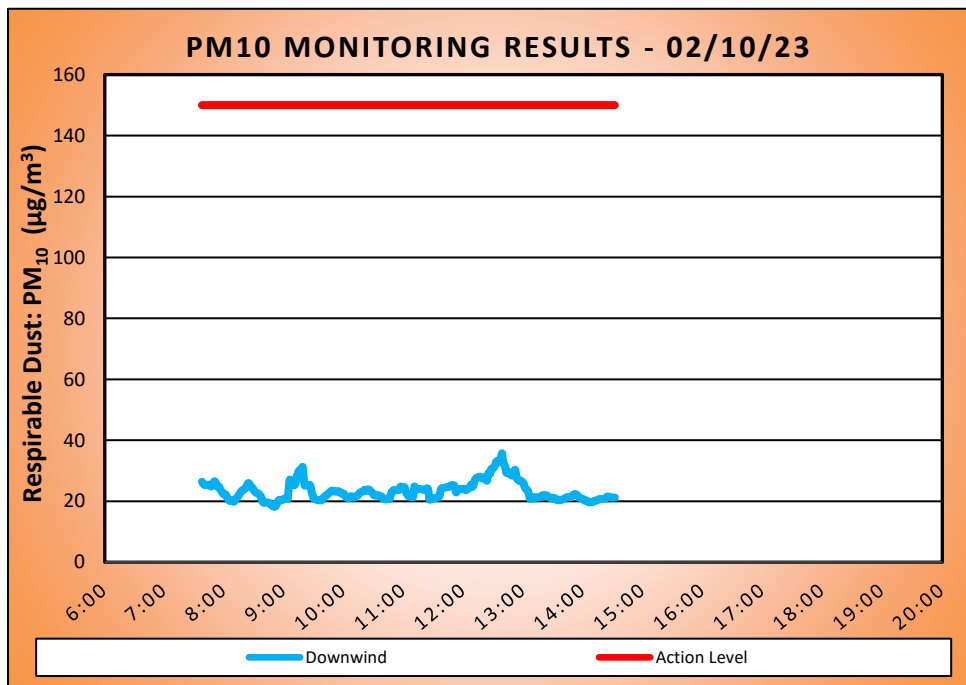
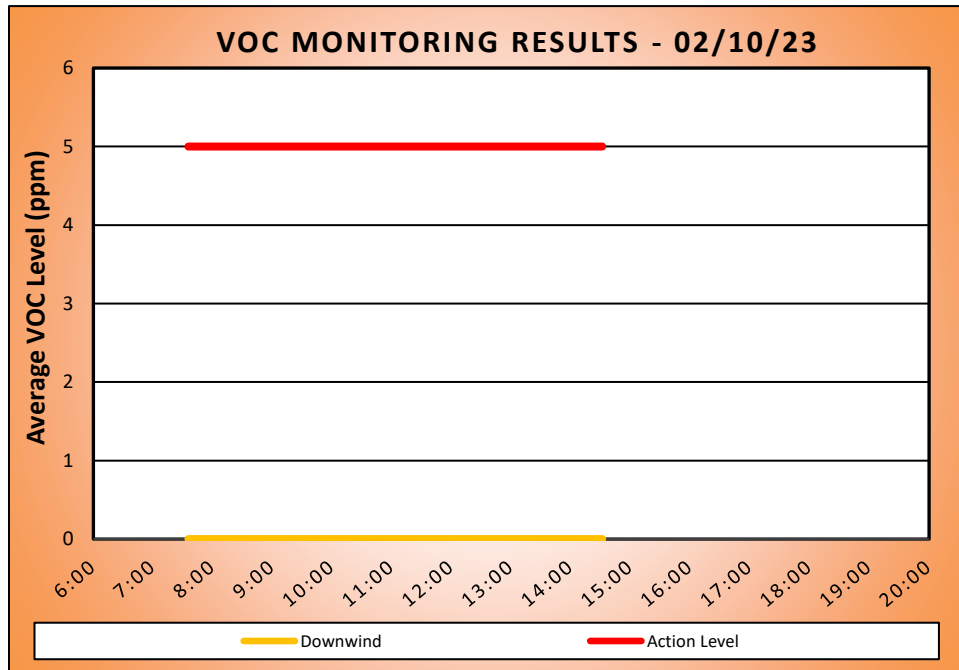
Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz

By: Audrey Seery
Langan, D.P.C.

PROJECT No.: 170361306 PROJECT: 514 Union Street LOCATION: Brooklyn, New York BCP SITE ID: C224318	CLIENT: Gowanus President Owner LLC	DATE: Fri., February 10 th , 2023 WEATHER: Clear, 56 – 59 °F Wind: W @ 3 – 8 mph TIME: 7:00 am – 4:45 pm MONITOR: Audrey Seery
EQUIPMENT: RKI Photoionization Detector (PID) Groundwater Sampling Equipment Geoprobe 6011DT Air monitoring station (DustTrak II, MiniRAE 3000)		PRESENT AT SITE: Langan: Audrey Seery, Brad Koontz Regenesis: Joshua Grasser, Julian Serrano, Neil Wang Coastal Environmental Solutions, Inc.: John Hudson
OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.: Langan was on-site for the implementation of the New York State Department of Environmental Conservation (NYSDEC)-approved Interim Remedial Measures Work Plan (IRMWP No. 2) dated 2 February 2023.		
Site Activities <ul style="list-style-type: none"> Regenesis completed three low-dose PlumeStop® injections points (IP38, IP43 and IP44) across the target treatment interval (TTZ) of 10 to 30 feet below grade surface (bgs). Remedial products applied included PlumeStop®, S-MicroZVI®, and BDI PLUS®. <ul style="list-style-type: none"> An apparent 16.5 feet by 9 feet void space below concrete slab was encountered at injection point IP38. Injection point IP38 was shifted about 10 feet to the south. Relocation of surrounding injection points is being assessed to avoid the void space. Regenesis partially completed two high-dose PlumeStop® injections points (IP09 and IP10) across the target treatment interval (TTZ) of 10 to 30 feet below grade surface (bgs). Remedial products applied included PlumeStop®, S-MicroZVI®, and BDI PLUS®. 		
Sampling <ul style="list-style-type: none"> No samples were collected. 		
Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By: Audrey Seery Langan, D.P.C.	

CAMP

- Langan performed continuous air monitoring at downwind perimeter of the work zone for volatile organic compounds (VOCs) and particulate matter smaller than 10 microns in diameter (PM10) during ground-intrusive activity. VOC and PM10 action levels were not exceeded during the monitoring period. Recorded air monitoring data is summarized in the following graphs:



Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz

By: Audrey Seery
Langan, D.P.C.

Anticipated Activities

- Regeneration will continue application of remedial products via injection points.

Cc: J. Hayes, M. Burke, P. McMahon, V. De
Paula, B. Koontz

By: Audrey Seery
Langan, D.P.C.

Site Photographs



Photo 1: Regeneis applying remedial products at injection point IP43 (facing west).

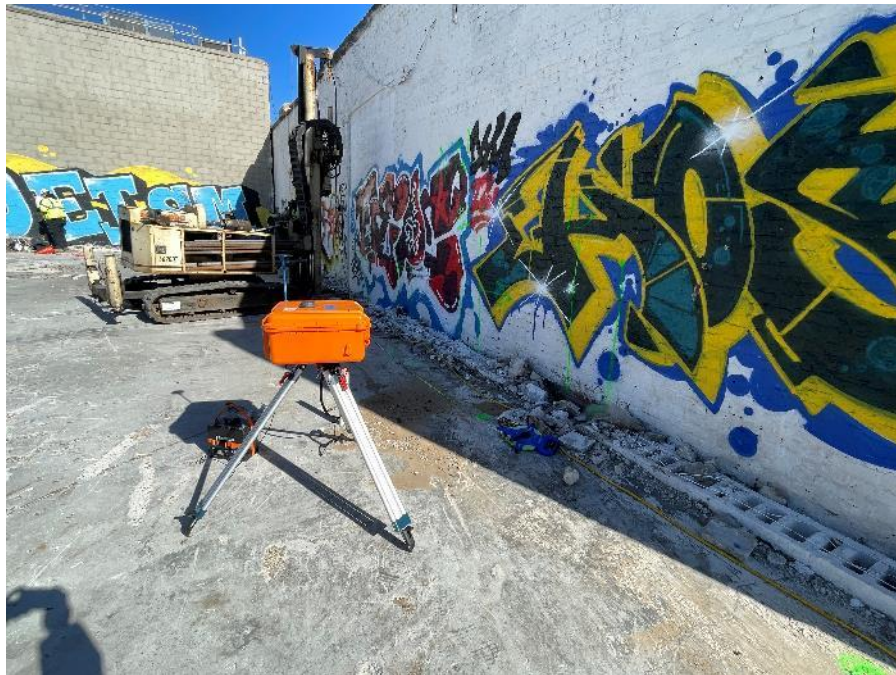
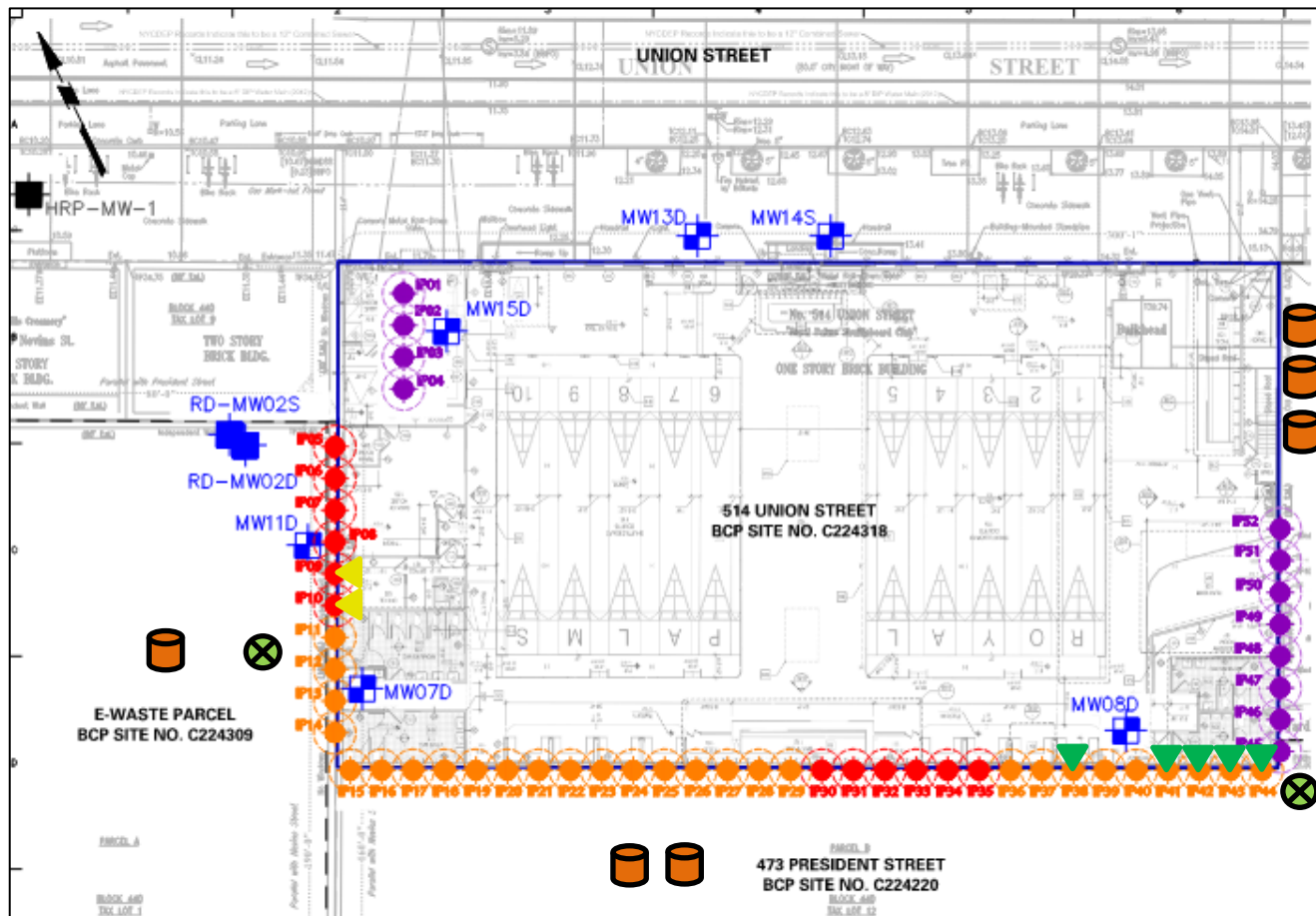


Photo 2: Regeneis applying remedial products at injection point IP09 (facing north).






Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz

By: Audrey Seery
Langan, D.P.C.

Site Map



Legend

-  Approximate Site Boundary
-  Approximate Drum Location
-  Approximate Air Monitoring Station Location
-  Completed Injection Point
-  Injection Point in Progress

Notes

1. Base Map adapted from Figure 8 of the 2 February 2023 IRMW No. 2.

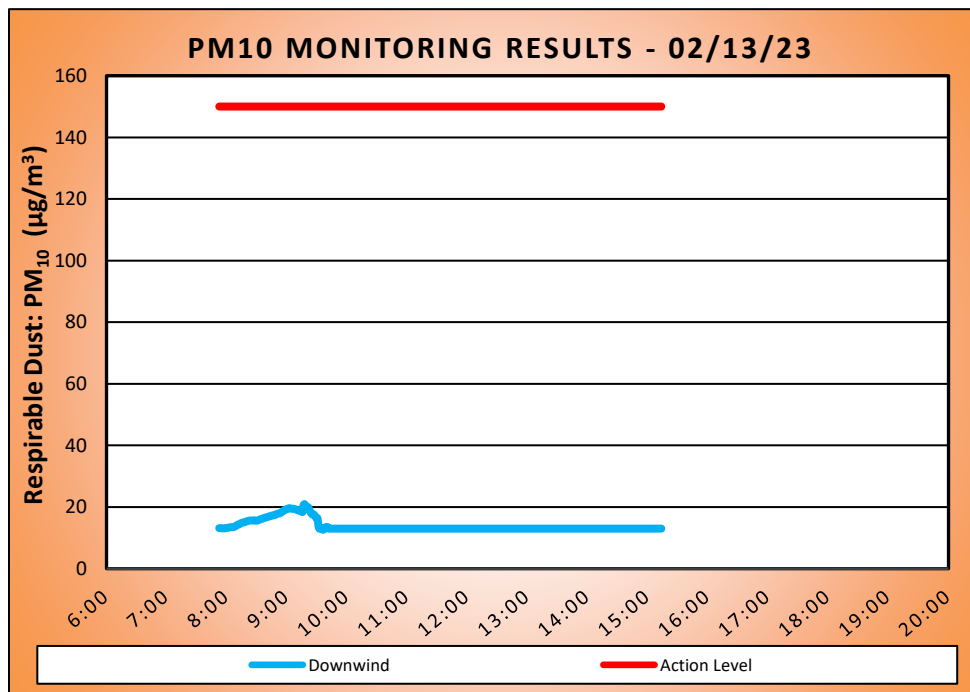
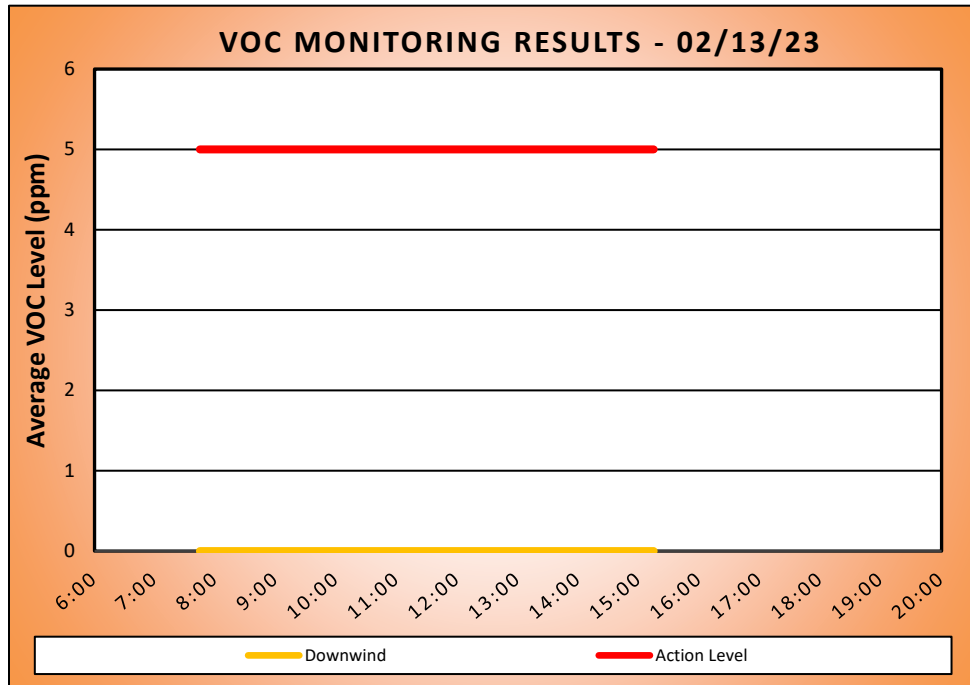
Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz

By: Audrey Seery
Langan, D.P.C.

PROJECT No.: 170361306 PROJECT: 514 Union Street LOCATION: Brooklyn, New York BCP SITE ID: C224318	CLIENT: Gowanus President Owner LLC	DATE: Mon., February 13 th , 2023 WEATHER: Clear, 43 – 51 °F Wind: N @ 3 – 5 mph TIME: 6:45 am – 4:15 pm MONITOR: Audrey Seery
EQUIPMENT: Geoprobe 6620DT MiniRAE 3000 Photoionization Detector (PID) Air monitoring station (DustTrak II, MiniRAE 3000 PID) Solinst Water Level Meter YSI 600XL Water Quality Meter		PRESENT AT SITE: Langan: Audrey Seery, Paul McMahon Regenesis: Joshua Grasser, Julian Serrano, Jeremy Lee Coastal Environmental Solutions, Inc.: John Slavin
<p>OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.: Langan was on-site to document implementation of the New York State Department of Environmental Conservation (NYSDEC)-approved February 2nd, 2023 Interim Remedial Measures Work Plan (IRMWP) No. 2.</p> <p>Site Activities</p> <ul style="list-style-type: none"> Coastal Environmental Solutions, Inc. (Coastal Environmental) advanced one soil boring (SC-3) to install a temporary piezometer (PZ-3) next to injection point IP05 to monitor subsurface conditions during application of remedial products. Soil cuttings were containerized in a 55-gallon drum. <ul style="list-style-type: none"> Recovered soil was screened with a PID; Odor and a maximum PID reading of 33.1 parts per million (ppm) were observed from about 15 to 30 feet bgs. Regenesis completed two high-dose PlumeStop® injections points (IP09 and IP10) across the target treatment interval (TTZ) of 10 to 30 feet below grade surface (bgs). Remedial products applied included PlumeStop®, S-MicroZVI®, and BDI PLUS®. Regenesis partially completed three additional high-dose PlumeStop® injections points (IP06, IP07 and IP08) across the target treatment interval (TTZ) of 10 to 30 feet below grade surface (bgs). Remedial products applied included PlumeStop®, S-MicroZVI®, and BDI PLUS®. <p>Sampling</p> <ul style="list-style-type: none"> No samples were collected. 		
Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By: Audrey Seery Langan, D.P.C.	

CAMP

- Langan performed continuous air monitoring at downwind perimeter of the work zone for volatile organic compounds (VOCs) and particulate matter smaller than 10 microns in diameter (PM10) during ground-intrusive activity. VOC and PM10 action levels were not exceeded during the monitoring period. Recorded air monitoring data is summarized in the following graphs:



Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz

By: Audrey Seery
Langan, D.P.C.

Anticipated Activities

- Regeneration will continue application of remedial products via injection points.

Cc: J. Hayes, M. Burke, P. McMahon, V. De
Paula, B. Koontz

By: Audrey Seery
Langan, D.P.C.

Site Photographs

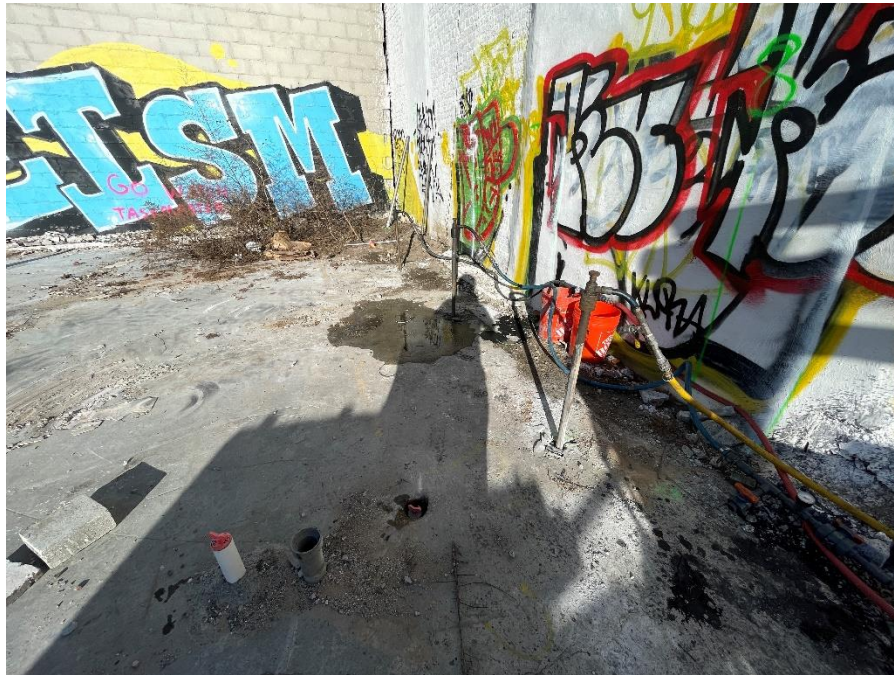


Photo 1: Injection points IP06, IP07 and IP08 (facing northeast).

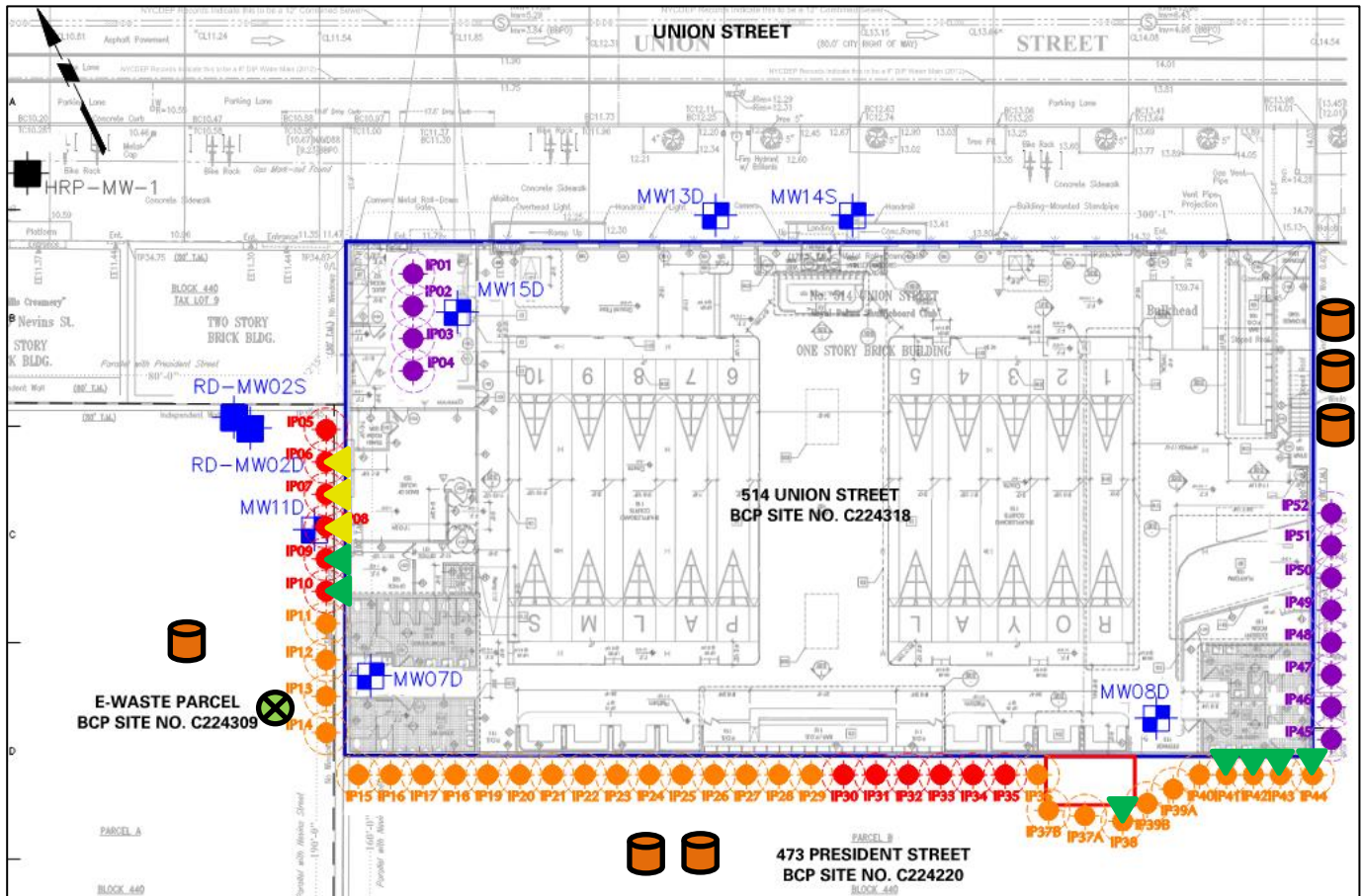


Photo 2: Regenesis applying remedial products at injection point IP09 (facing north).






Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz

By: Audrey Seery
Langan, D.P.C.

Site Map



Legend

-  Approximate Site Boundary
-  Approximate Drum Location
-  Approximate Air Monitoring Station Location
-  Completed Injection Point
-  Injection Point in Progress

Notes

1. Base Map adapted from Figure 8 of the 2 February 2023 IRMWPs No. 2.

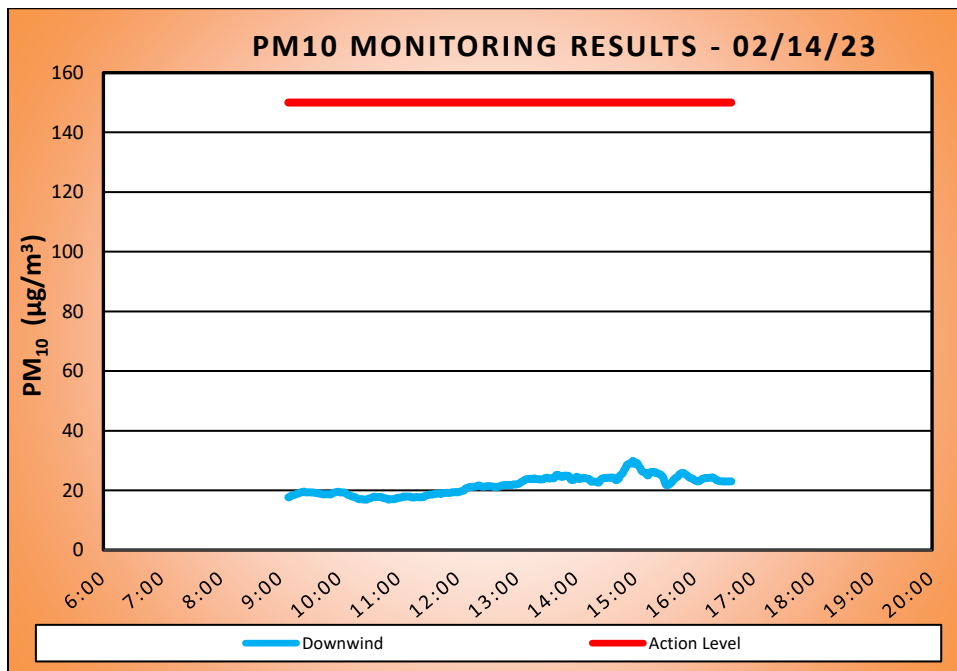
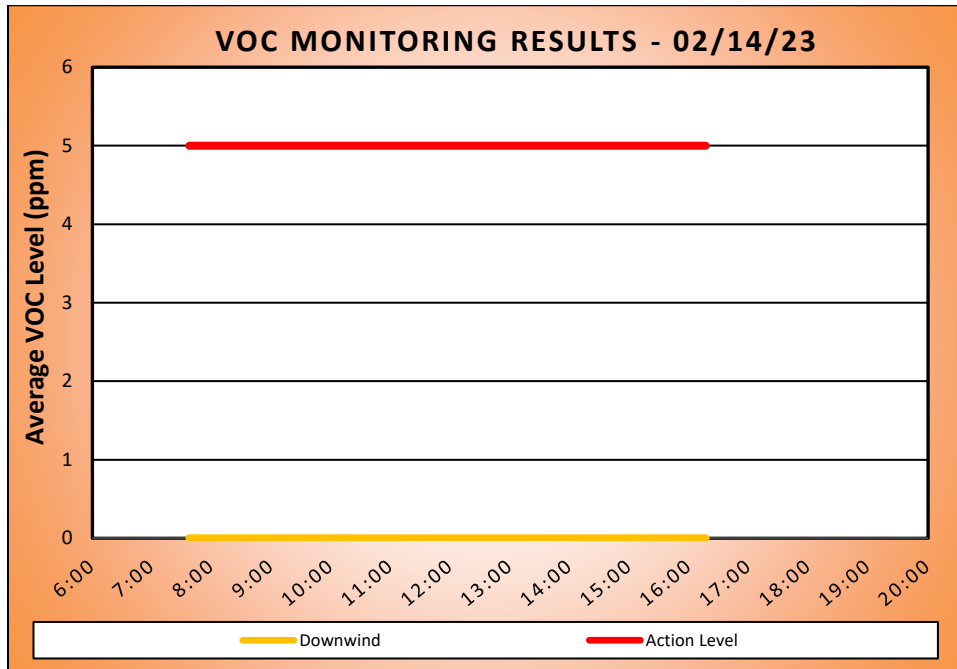
Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz

By: Audrey Seery
Langan, D.P.C.

PROJECT No.: 170361306	CLIENT: Gowanus President Owner LLC	DATE: Tue., February 14 th , 2023
PROJECT: 514 Union Street		WEATHER: Clear, 42 – 54 °F Wind: NW @ 6 – 14 mph
LOCATION: Brooklyn, New York		TIME: 6:45 am – 4:45 pm
BCP SITE ID: C224318		MONITOR: Audrey Seery
EQUIPMENT: Geoprobe 6620DT MiniRAE 3000 Photoionization Detector (PID) Air monitoring station (DustTrak II, MiniRAE 3000 PID) Solinst Water Level Meter YSI 600XL Water Quality Meter		PRESENT AT SITE: Langan: Audrey Seery, Paul McMahon Regenesis: Joshua Grasser, Julian Serrano, Jeremy Lee Coastal Environmental Solutions, Inc.: John Slavin NYSDEC: Scott Deyette
OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.: Langan was on-site to document implementation of the New York State Department of Environmental Conservation (NYSDEC)-approved February 2 nd , 2023 Interim Remedial Measures Work Plan (IRMWP) No. 2.		
Site Activities <ul style="list-style-type: none">Regenesis completed four high-dose PlumeStop® injections points (IP05, IP06, IP07 and IP08) across the target treatment interval (TTZ) of 10 to 30 feet below grade surface (bgs). Remedial products applied included PlumeStop®, S-MicroZVI®, and BDI PLUS®.Regenesis partially completed four additional low-dose PlumeStop® injections points (IP11, IP12, IP13 and IP14) across the target treatment interval (TTZ) of 10 to 30 feet below grade surface (bgs). Remedial products applied included PlumeStop®, S-MicroZVI®, and BDI PLUS®.		
Sampling <ul style="list-style-type: none">No samples were collected.		
Cc:	J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By: Audrey Seery Langan, D.P.C.

CAMP

- Langan performed continuous air monitoring at downwind perimeter of the work zone for volatile organic compounds (VOCs) and particulate matter smaller than 10 microns in diameter (PM₁₀) during ground-intrusive activity. VOC and PM₁₀ action levels were not exceeded during the monitoring period. Recorded air monitoring data is summarized in the following graphs:



Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz

By: Audrey Seery
 Langan, D.P.C.

Anticipated Activities

- Regeneration will continue application of remedial products via injection points.

Cc: J. Hayes, M. Burke, P. McMahon, V. De
Paula, B. Koontz

By: Audrey Seery
Langan, D.P.C.

Site Photographs

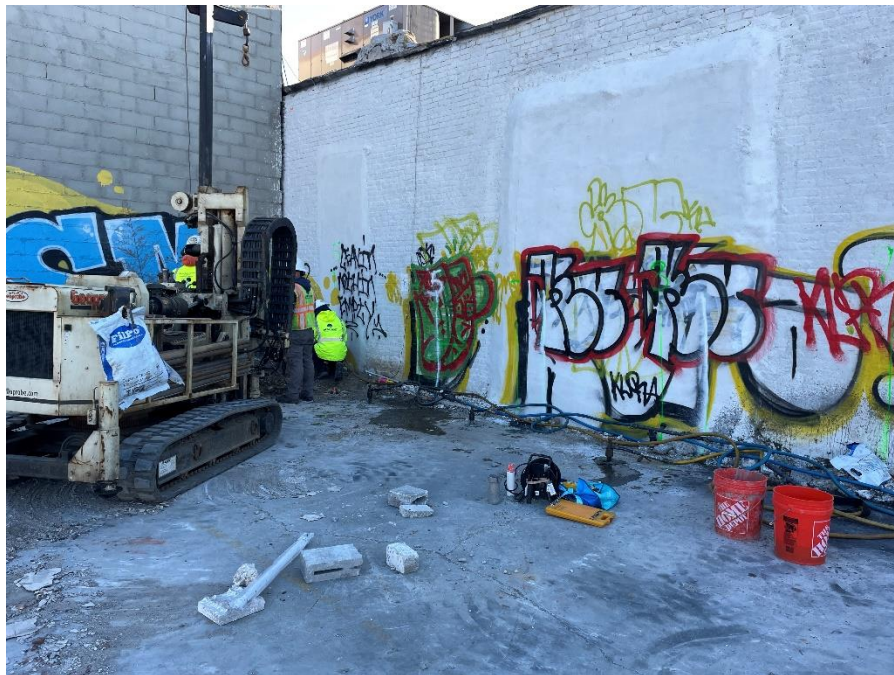


Photo 1: Injection points IP06, IP07 and IP08 (facing northeast).

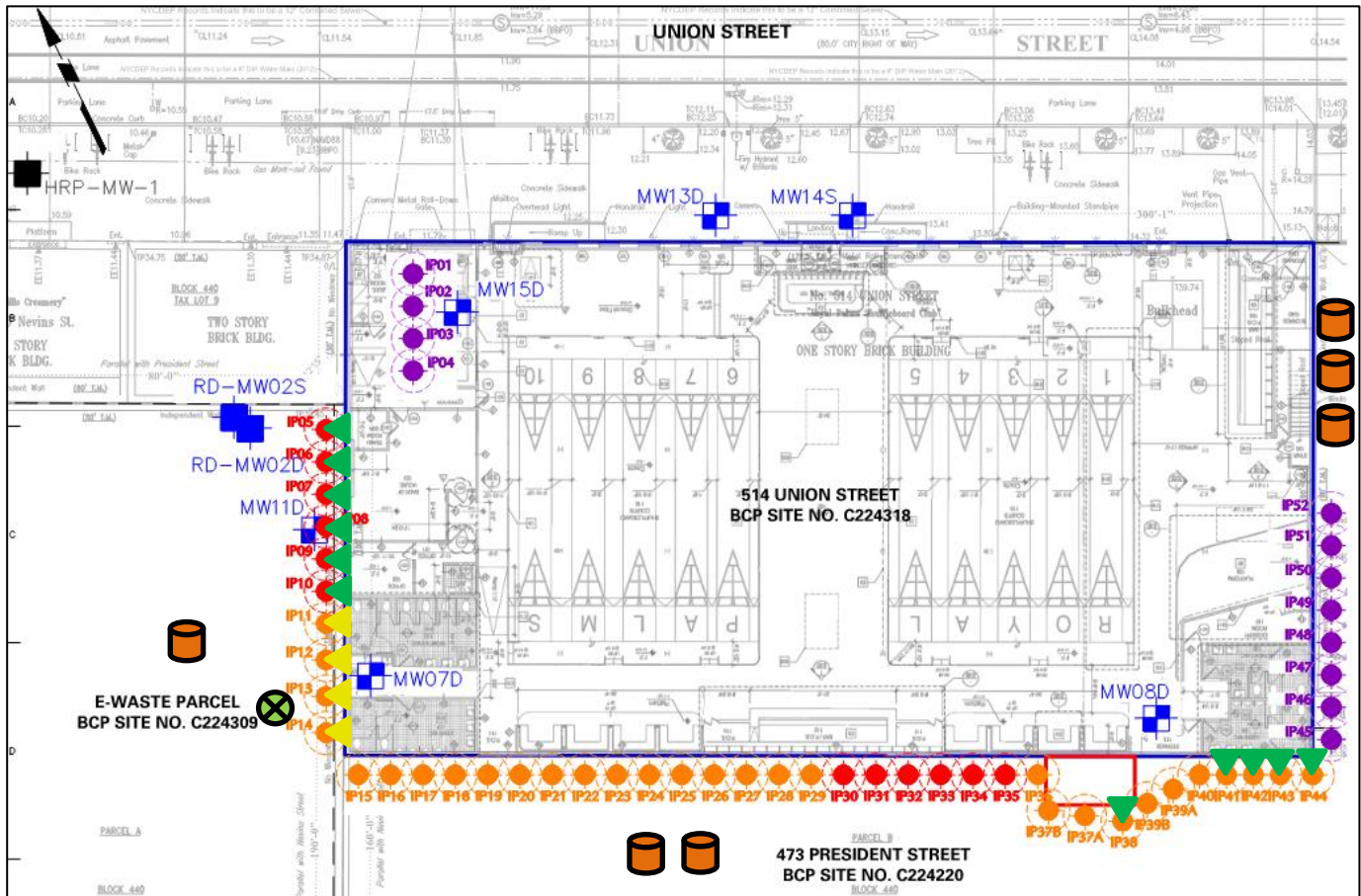


Photo 2: Regenesis applying remedial products at injection point IP14 (facing north).






Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz

By: Audrey Seery
Langan, D.P.C.

Site Map



Legend

-  Approximate Site Boundary
-  Approximate Drum Location
-  Approximate Air Monitoring Station Location
-  Completed Injection Point
-  Injection Point in Progress

Notes

1. Base Map adapted from Figure 8 of the 2 February 2023 IRMWPs No. 2.

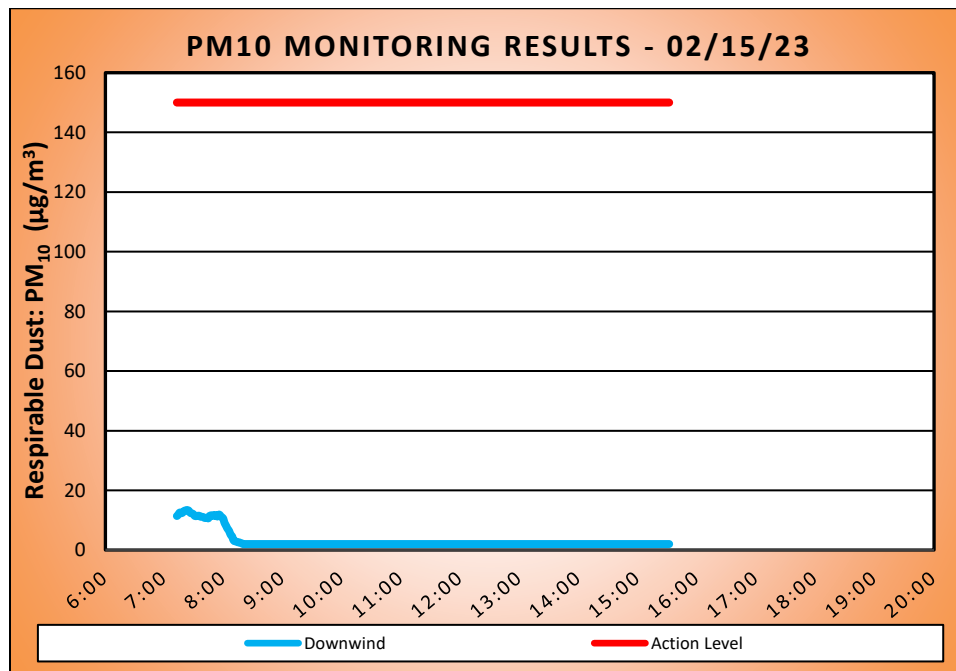
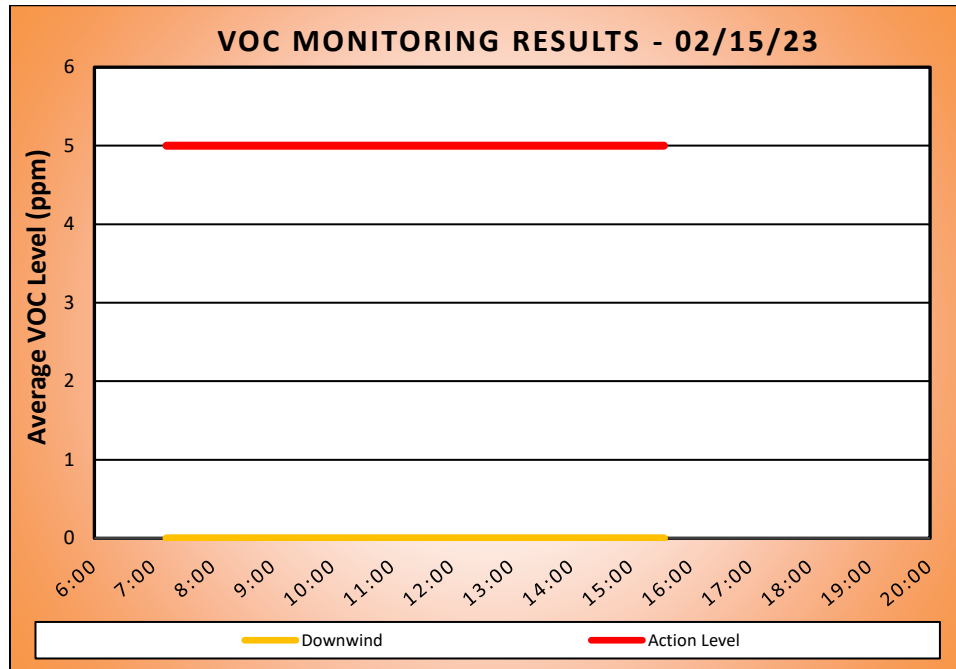
Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz

By: Audrey Seery
Langan, D.P.C.

PROJECT No.: 170361306 PROJECT: 514 Union Street LOCATION: Brooklyn, New York BCP SITE ID: C224318	CLIENT: Gowanus President Owner LLC	DATE: Wed., February 15 th , 2023 WEATHER: Clear, 44 – 53 °F Wind: S @ 8 – 18 mph TIME: 6:30 am – 4:15 pm MONITOR: Audrey Seery
EQUIPMENT: Geoprobe 6620DT MiniRAE 3000 Photoionization Detector (PID) Air monitoring station (DustTrak II, MiniRAE 3000 PID) Solinst Water Level Meter YSI 600XL Water Quality Meter		PRESENT AT SITE: Langan: Audrey Seery Regenesis: Joshua Grasser, Julian Serrano, Jeremy Lee Coastal Environmental Solutions, Inc.: John Slavin
OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.: Langan was on-site to document implementation of the New York State Department of Environmental Conservation (NYSDEC)-approved February 2 nd , 2023 Interim Remedial Measures Work Plan (IRMWP) No. 2.		
Site Activities <ul style="list-style-type: none"> Regenesis completed four low-dose PlumeStop® injections points (IP11, IP12, IP13, and IP14) across the target treatment interval (TTZ) of 10 to 30 feet below grade surface (bgs). Remedial products applied included PlumeStop®, S-MicroZVI®, and BDI PLUS®. Regenesis partially completed four additional low-dose PlumeStop® injections points (IP15, IP16, IP17 and IP18) across the TTZ of 10 to 30 feet bgs. Remedial products applied included PlumeStop®, S-MicroZVI®, and BDI PLUS®. 		
Sampling <ul style="list-style-type: none"> No samples were collected. 		
Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By: Audrey Seery Langan, D.P.C.	

CAMP

- Langan performed continuous air monitoring at downwind perimeter of the work zone for volatile organic compounds (VOCs) and particulate matter smaller than 10 microns in diameter (PM10) during ground-intrusive activity. VOC and PM10 action levels were not exceeded during the monitoring period. Recorded air monitoring data is summarized in the following graphs:



Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz

By: Audrey Seery
Langan, D.P.C.

Anticipated Activities

- Regeneration will continue application of remedial products via injection points.

Cc: J. Hayes, M. Burke, P. McMahon, V. De
Paula, B. Koontz

By: Audrey Seery
Langan, D.P.C.

Site Photographs



Photo 1: Regensis applying remedial products at injection point IP18 (facing north).

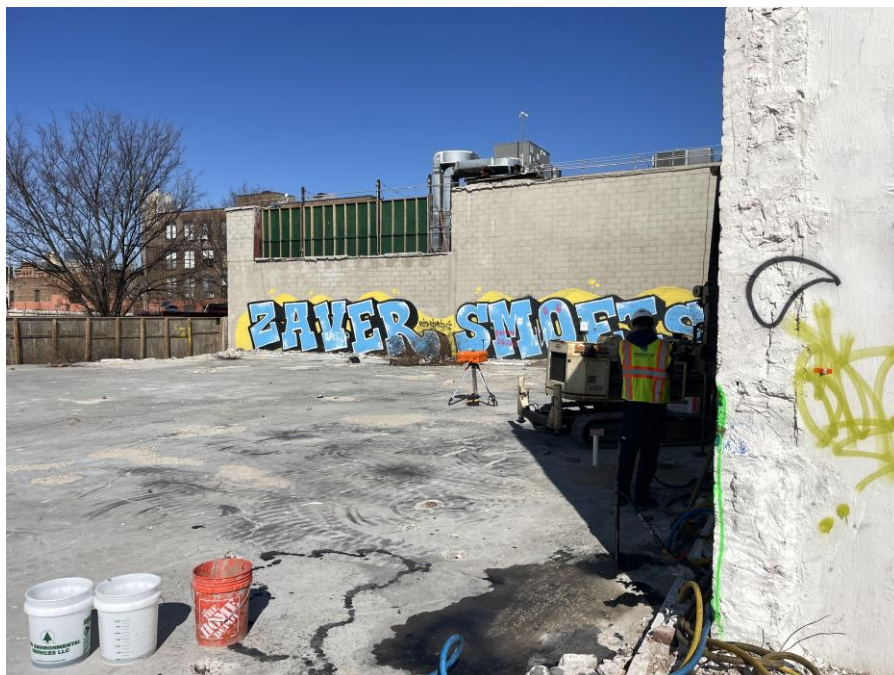
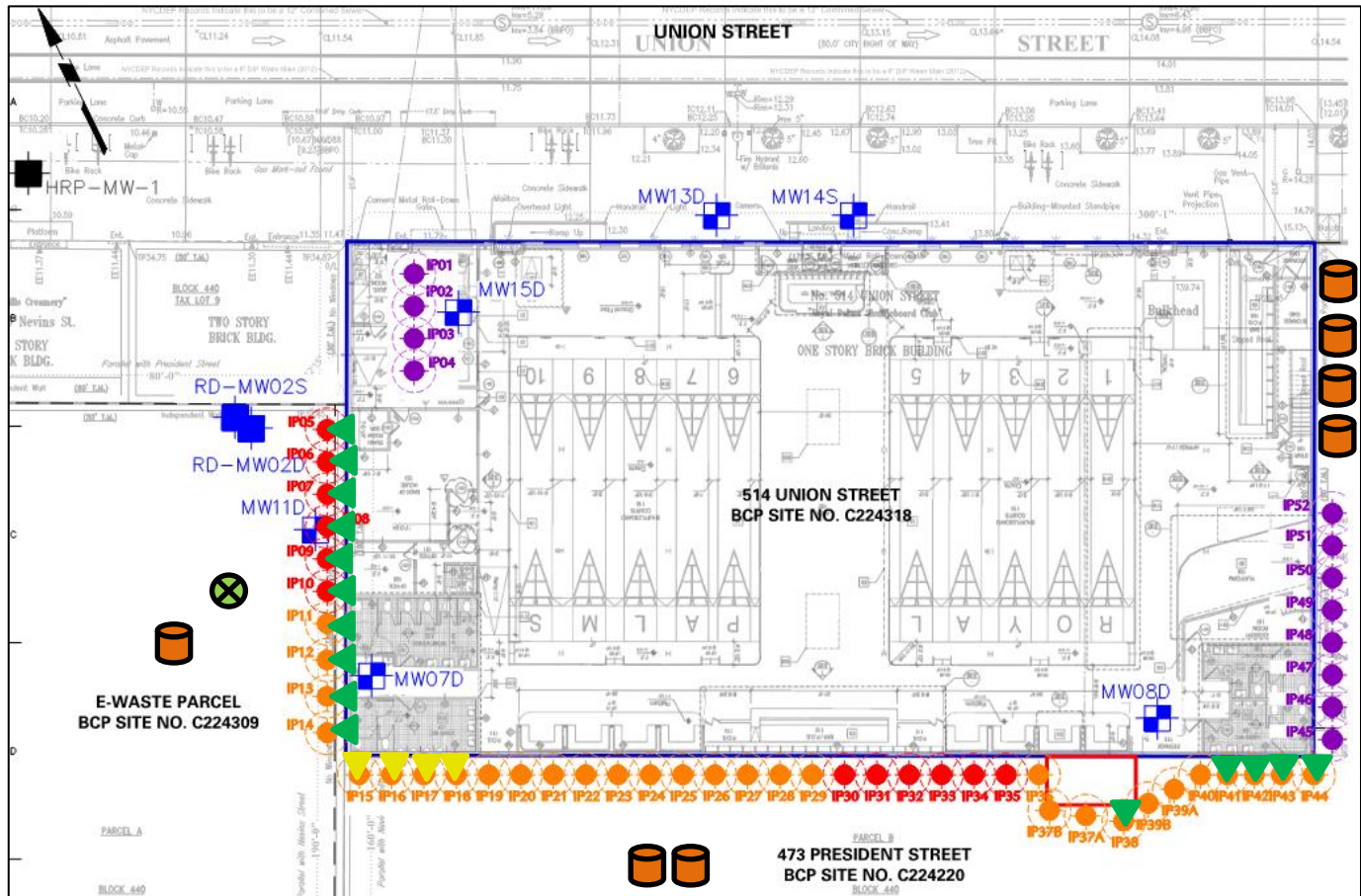


Photo 2: Regensis applying remedial products at injection point IP11 (facing north).

Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz

By: Audrey Seery
Langan, D.P.C.

Site Map



Legend

- Approximate Site Boundary
- Approximate Drum Location
- Approximate Air Monitoring Station Location
- Completed Injection Point
- Injection Point in Progress

Notes

1. Base Map adapted from Figure 8 of the 2 February 2023 IRMWP No. 2.

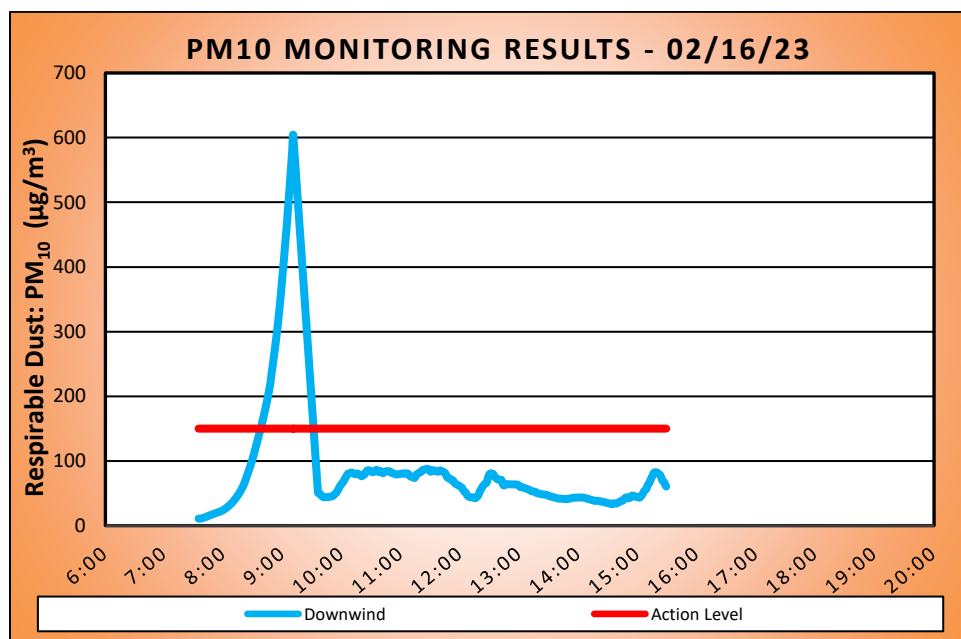
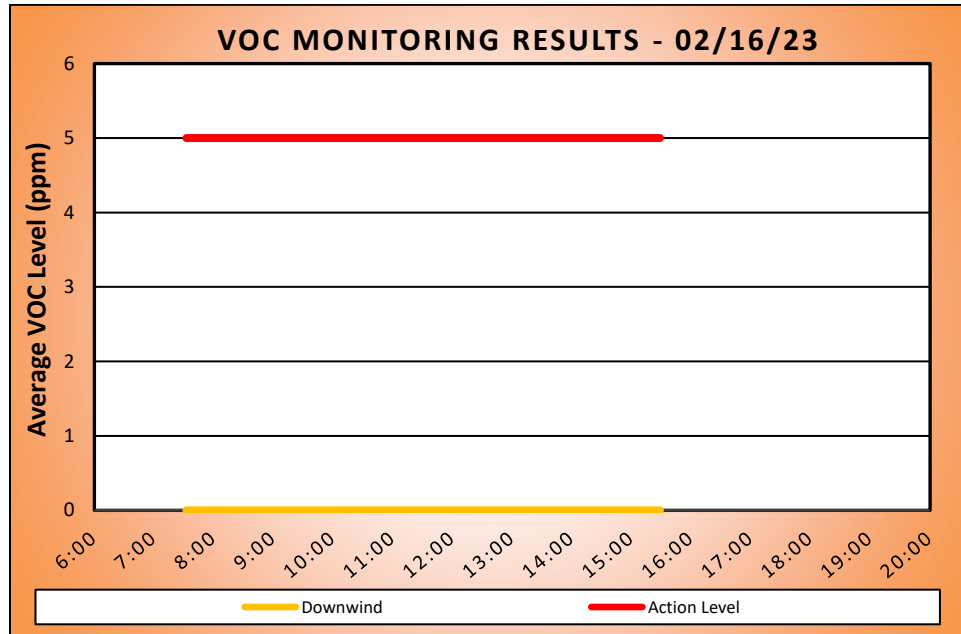
Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz

By: Audrey Seery
Langan, D.P.C.

PROJECT No.: 170361306 PROJECT: 514 Union Street LOCATION: Brooklyn, New York BCP SITE ID: C224318	CLIENT: Gowanus President Owner LLC	DATE: Thu., February 16 th , 2023 WEATHER: Clear, 50 – 60 °F Wind: SW @ 8 – 12 mph TIME: 6:45 am – 4:00 pm MONITOR: Audrey Seery
EQUIPMENT: Geoprobe 6620DT MiniRAE 3000 Photoionization Detector (PID) Air monitoring station (DustTrak II, MiniRAE 3000 PID) Solinst Water Level Meter YSI 600XL Water Quality Meter		PRESENT AT SITE: Langan: Audrey Seery Regenesis: Joshua Grasser, Julian Serrano, Jeremy Lee Coastal Environmental Solutions, Inc.: John Slavin
OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.: Langan was on-site to document implementation of the New York State Department of Environmental Conservation (NYSDEC)-approved February 2 nd , 2023 Interim Remedial Measures Work Plan (IRMWP) No. 2. Site Activities <ul style="list-style-type: none"> Regenesis completed four low-dose PlumeStop® injections points (IP15, IP16, IP17, and IP18) across the target treatment interval (TTZ) of 10 to 30 feet below grade surface (bgs). Remedial products applied included PlumeStop®, S-MicroZVI®, and BDI PLUS®. Regenesis partially completed four additional low-dose PlumeStop® injections points (IP19, IP21, IP23 and IP25) across the TTZ of 10 to 30 feet bgs. Remedial products applied included PlumeStop®, S-MicroZVI®, and BDI PLUS®. Sampling <ul style="list-style-type: none"> No samples were collected. 		
Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By: Audrey Seery Langan, D.P.C.	

CAMP

- Langan performed continuous air monitoring at the downwind perimeter of the work zone for volatile organic compounds (VOCs) and particulate matter smaller than 10 microns in diameter (PM10). VOC action levels were not exceeded during the monitoring period. PM10 action levels were exceeded between 8:38 am and 9:11 am. There were no drilling activities during this time period and the elevated concentrations are attributed to an equipment malfunction. The equipment was recalibrated and concentrations decreased to below the action level. No visible dust clouds were observed. Recorded air monitoring data is summarized in the following graphs:



Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz

By: Audrey Seery
 Langan, D.P.C.

Anticipated Activities

- Regeneration will continue application of remedial products via injection points.

Cc: J. Hayes, M. Burke, P. McMahon, V. De
Paula, B. Koontz

By: Audrey Seery
Langan, D.P.C.

Site Photographs



Photo 1: Regenesis applying remedial products at injection points IP19 and IP21 (facing north).

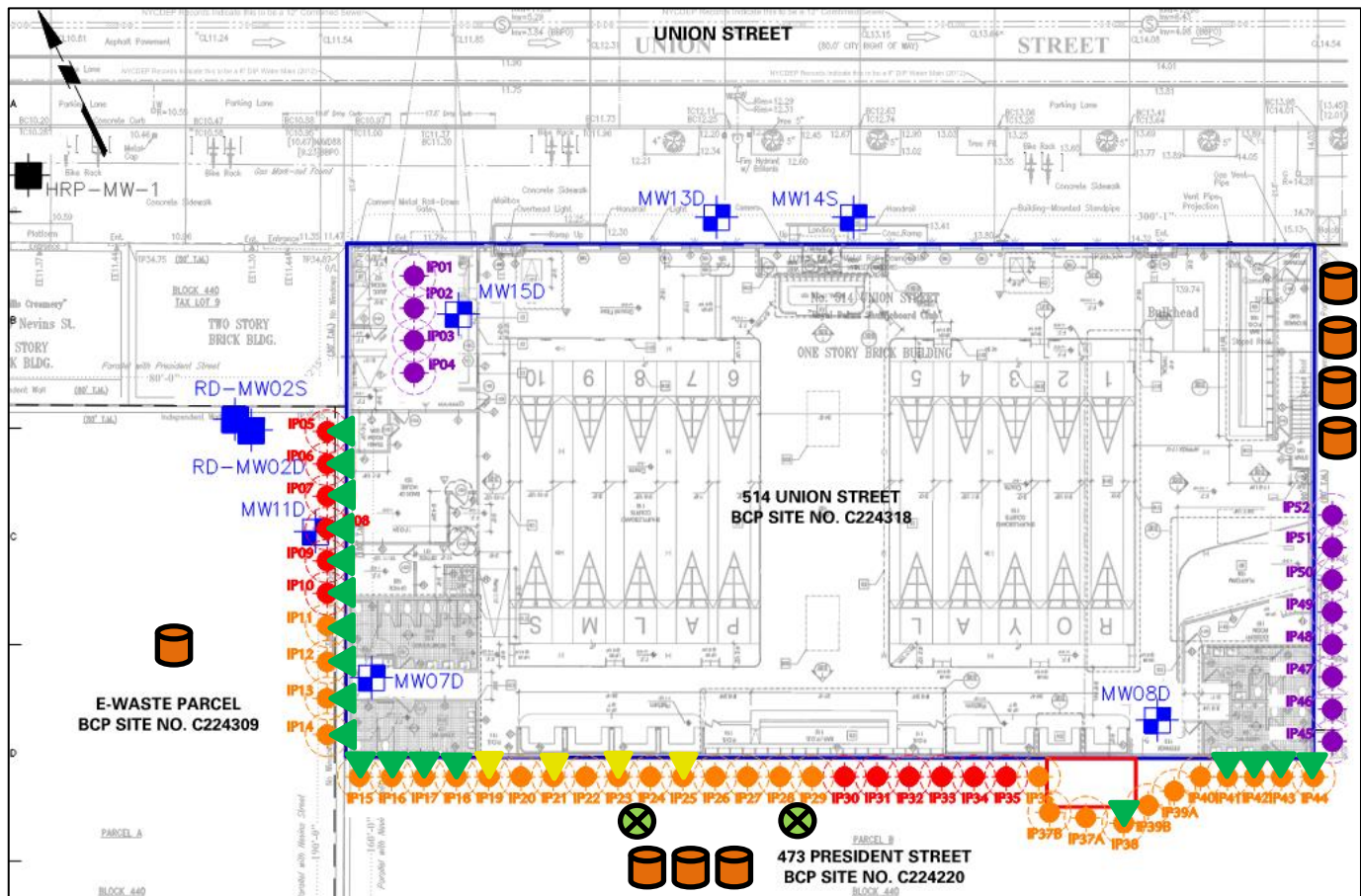


Photo 2: Regenesis applying remedial products at injection point IP25 (facing north).

Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz

By: Audrey Seery
Langan, D.P.C.

Site Map



Legend

- Approximate Site Boundary
- Approximate Drum Location
- Approximate Air Monitoring Station Location(s)
- Completed Injection Point
- Injection Point in Progress

Notes

1. Base Map adapted from Figure 8 of the 2 February 2023 IRMW No. 2.

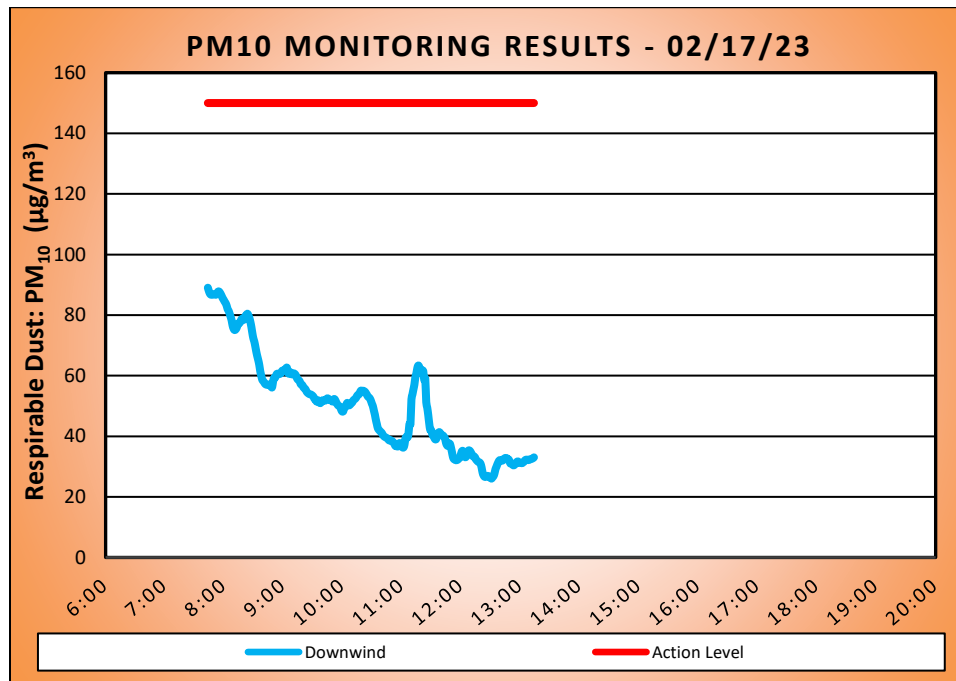
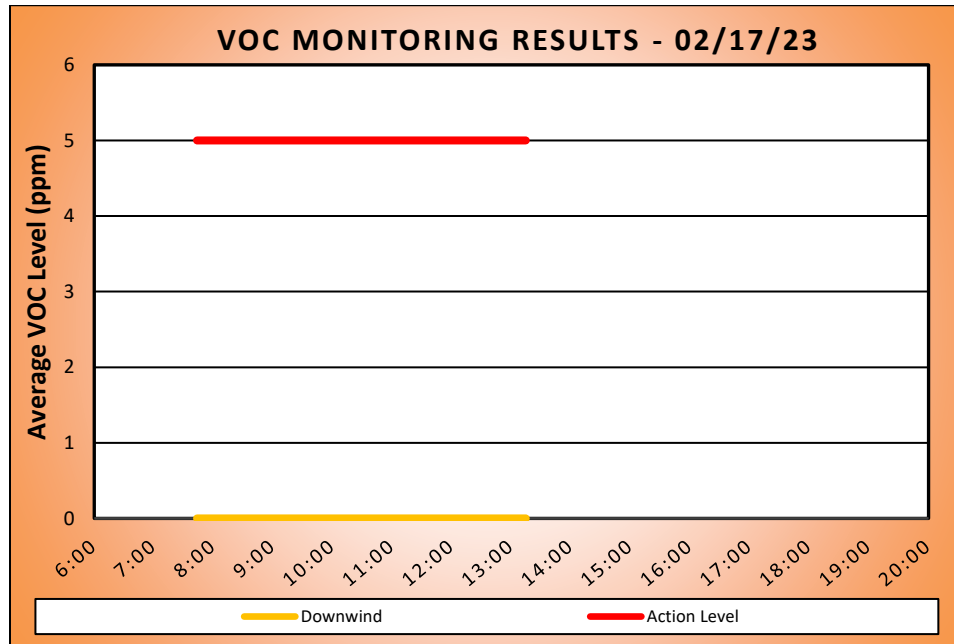
Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz

By: Audrey Seery
Langan, D.P.C.

PROJECT No.: 170361306	CLIENT: Gowanus President Owner LLC	DATE: Fri., February 17 th , 2023
PROJECT: 514 Union Street		WEATHER: Rain, 53 – 61 °F
LOCATION: Brooklyn, New York		TIME: 6:45 am – 2:00 pm
BCP SITE ID: C224318		MONITOR: Audrey Seery
EQUIPMENT: Geoprobe 6620DT MiniRAE 3000 Photoionization Detector (PID) Air monitoring station (DustTrak II, MiniRAE 3000 PID) Solinst Water Level Meter YSI 600XL Water Quality Meter		PRESENT AT SITE: Langan: Audrey Seery Regenesis: Joshua Grasser, Julian Serrano, Jeremy Lee Coastal Environmental Solutions, Inc.: John Slavin
OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.: Langan was on-site to document implementation of the New York State Department of Environmental Conservation (NYSDEC)-approved February 2 nd , 2023 Interim Remedial Measures Work Plan (IRMWP) No. 2.		
Site Activities <ul style="list-style-type: none">Regenesis completed four low-dose PlumeStop® injections points (IP19, IP21, IP23 and IP25) across the target treatment interval (TTZ) of 10 to 30 feet below grade surface (bgs). Remedial products applied included PlumeStop®, S-MicroZVI®, and BDI PLUS®.		
Sampling <ul style="list-style-type: none">No samples were collected.		
Cc:	J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By: Audrey Seery Langan, D.P.C.

CAMP

- Langan performed continuous air monitoring at downwind perimeter of the work zone for volatile organic compounds (VOCs) and particulate matter smaller than 10 microns in diameter (PM10) during ground-intrusive activity. VOC and PM10 action levels were not exceeded during the monitoring period. Recorded air monitoring data is summarized in the following graphs:



Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz

By: Audrey Seery
Langan, D.P.C.

Anticipated Activities

- Regeneration will continue application of remedial products via injection points.

Cc: J. Hayes, M. Burke, P. McMahon, V. De
Paula, B. Koontz

By: Audrey Seery
Langan, D.P.C.

Site Photographs



Photo 1: Regenesis applying remedial products at injection points IP23 and IP25 (facing east).

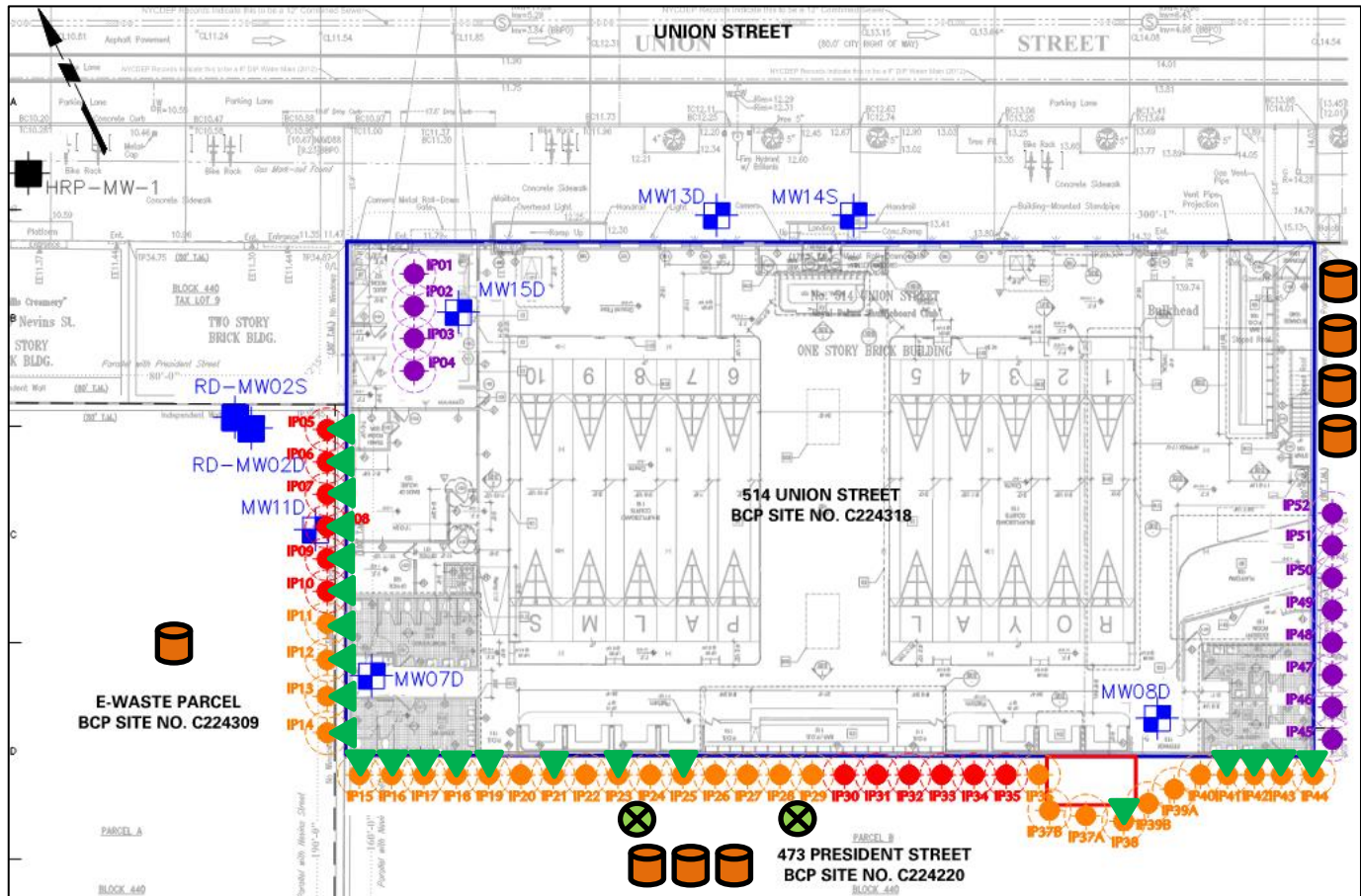


Photo 2: Regenesis applying remedial products at injection point IP19 (facing north).






Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz

By: Audrey Seery
Langan, D.P.C.

Site Map



Legend

-  Approximate Site Boundary
-  Approximate Drum Location
-  Approximate Air Monitoring Station Location(s)
-  Completed Injection Point
-  Injection Point in Progress

Notes

1. Base Map adapted from Figure 8 of the 2 February 2023 IRMW No. 2.

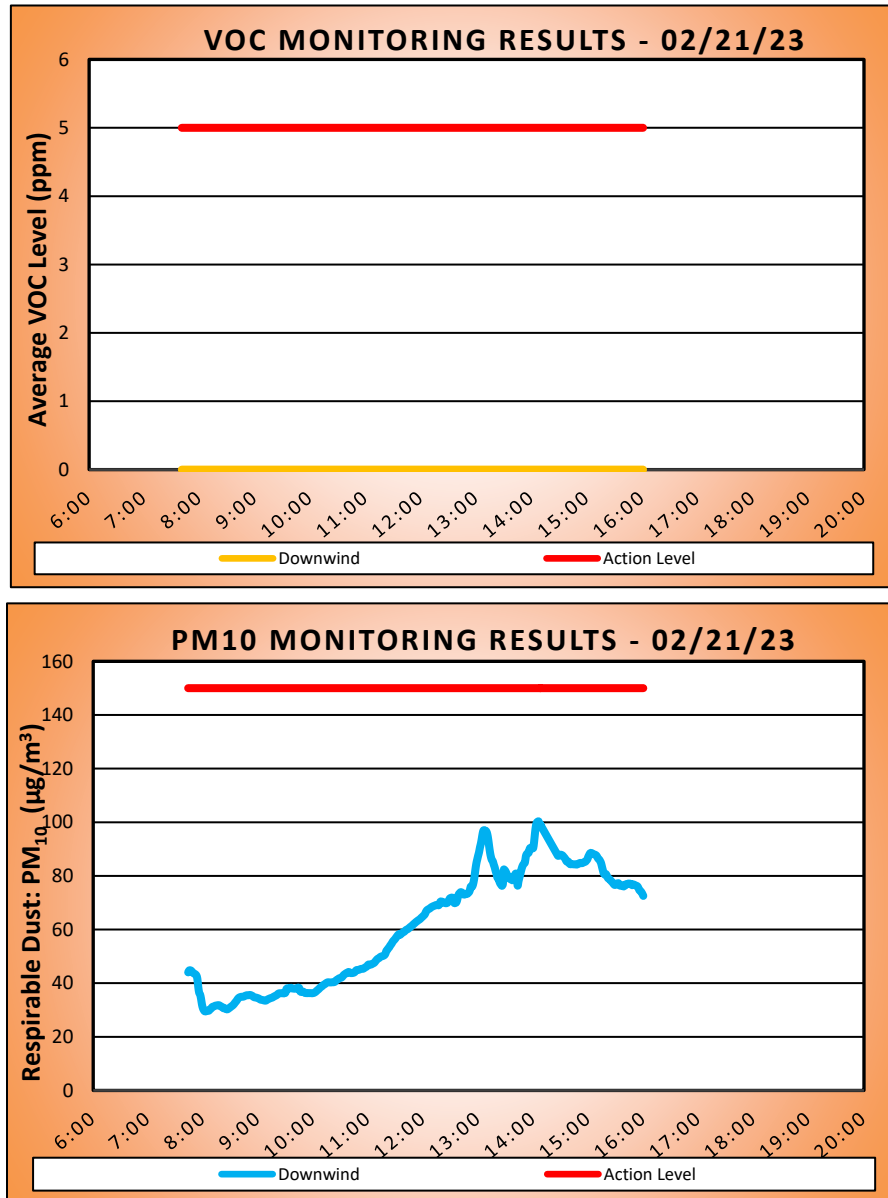
Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz

By: Audrey Seery
Langan, D.P.C.

PROJECT No.: 170361306	CLIENT: Gowanus President Owner LLC	DATE: Tue., February 21 st , 2023
PROJECT: 514 Union Street		WEATHER: Rain, 37 – 41 °F
LOCATION: Brooklyn, New York		TIME: 6:45 am – 5:15 pm
BCP SITE ID: C224318		MONITOR: Audrey Seery
EQUIPMENT: Geoprobe 6620DT MiniRAE 3000 Photoionization Detector (PID) Air monitoring station (DustTrak II, MiniRAE 3000 PID) Solinst Water Level Meter YSI 600XL Water Quality Meter JCB 507 Forklift		PRESENT AT SITE: Langan: Audrey Seery Regenesis: Julian Serrano, Neal Wang Coastal Environmental Solutions, Inc.: John Slavin
OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.: Langan was on-site to document implementation of the New York State Department of Environmental Conservation (NYSDEC)-approved February 2 nd , 2023 Interim Remedial Measures Work Plan (IRMWP) No. 2.		
Site Activities <ul style="list-style-type: none">Coastal Environmental Solutions, Inc. (Coastal Environmental) advanced one soil boring (SC-4) to install a temporary piezometer (PZ-4) next to injection point IP29 to monitor subsurface conditions during application of remedial products.<ul style="list-style-type: none">Recovered soil was screened with a PID; petroleum-like odor and a maximum PID reading of 1,733 parts per million (ppm) were observed from about 14 to 30 feet below grade surface (bgs).Regenesis completed three low-dose PlumeStop® injections points (IP20, IP24, and IP26) across the target treatment interval (TTZ) of 10 to 30 feet bgs. Remedial products applied included PlumeStop®, S-MicroZVI®, and BDI PLUS®.Regenesis partially completed one additional high-dose PlumeStop® injections point (IP22) across the TTZ of 10 to 30 feet bgs. Remedial products applied included PlumeStop®, S-MicroZVI®, and BDI PLUS®.		
Sampling <ul style="list-style-type: none">No samples were collected.		
Cc:	J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By: Audrey Seery Langan, D.P.C.

CAMP

- Langan performed continuous air monitoring at downwind perimeter of the work zone for volatile organic compounds (VOCs) and particulate matter smaller than 10 microns in diameter (PM10) during ground-intrusive activity. VOC and PM10 action levels were not exceeded during the monitoring period. PM10 monitoring was paused between 2:09 pm and 2:11 pm to remove accumulated moisture in the moisture trap from the rain. Recorded air monitoring data is summarized in the following graphs:



Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz

By: Audrey Seery
 Langan, D.P.C.

Anticipated Activities

- Regenesis will continue application of remedial products via injection points.

Cc: J. Hayes, M. Burke, P. McMahon, V. De
Paula, B. Koontz

By: Audrey Seery
Langan, D.P.C.

Site Photographs

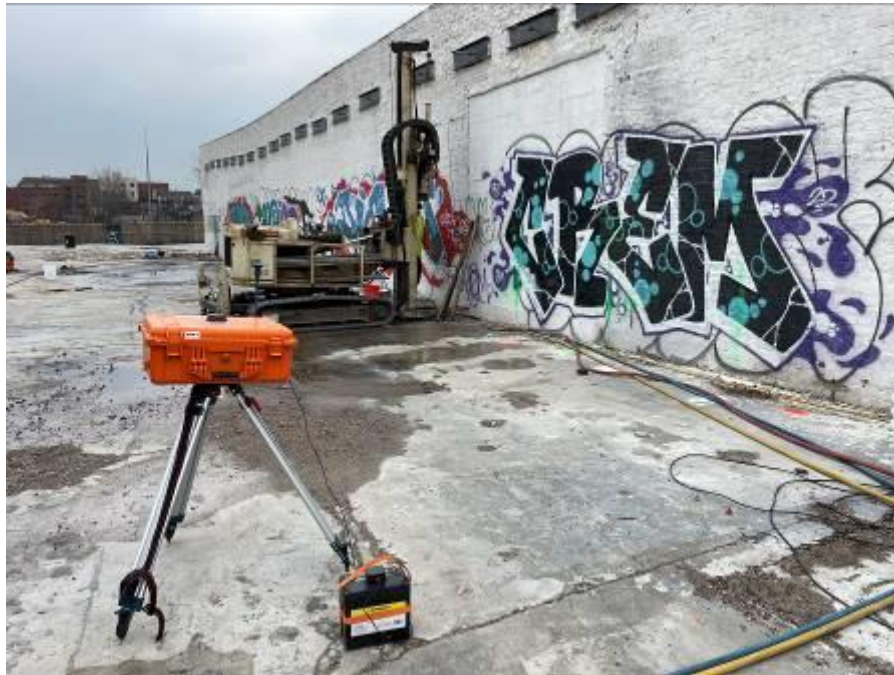


Photo 1: Regenesis applying remedial products at injection point IP26 (facing northwest).

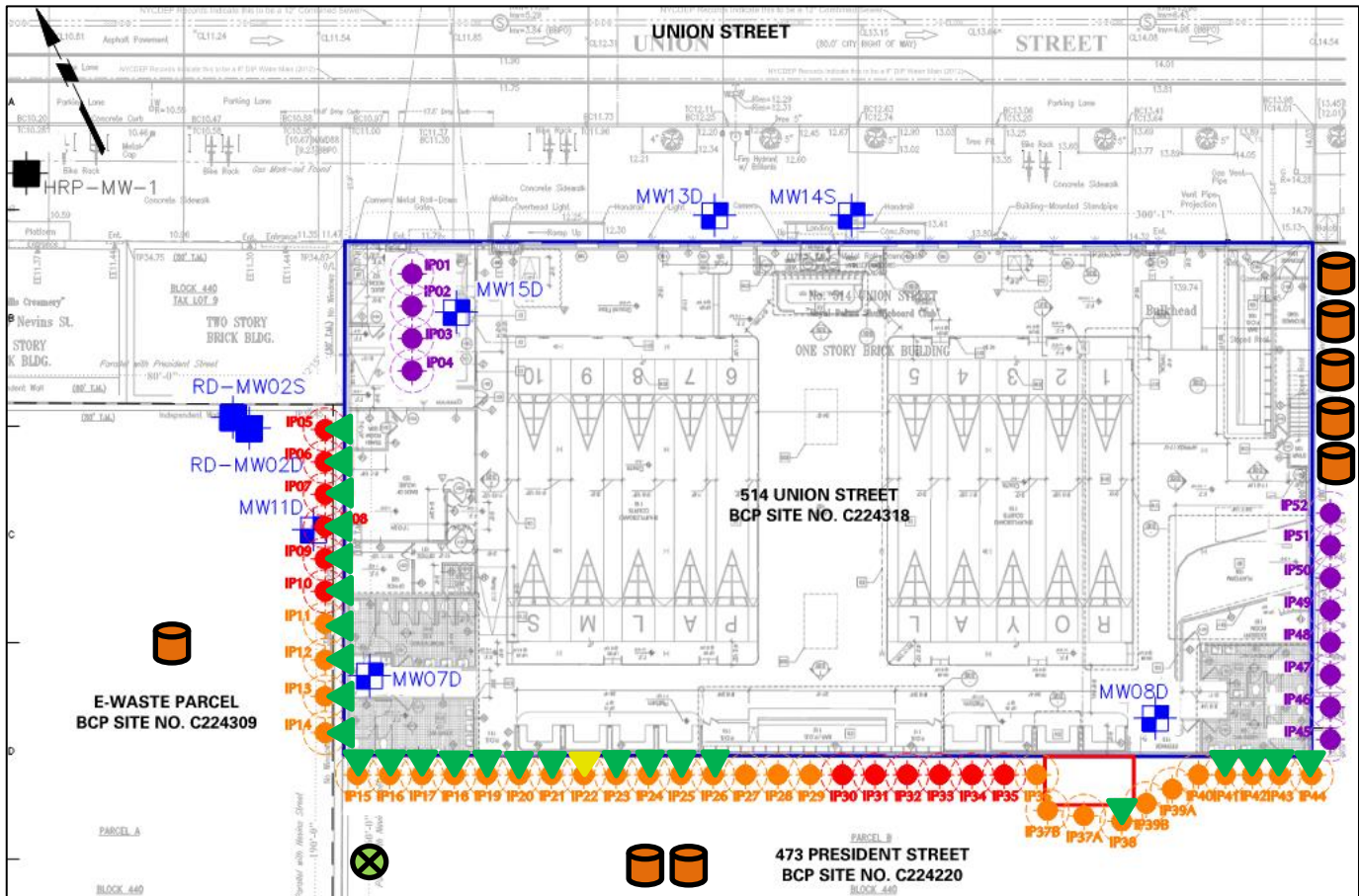


Photo 2: Regenesis applying remedial products at injection points IP22 and IP24 (facing northeast).

Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz

By: Audrey Seery
Langan, D.P.C.

Site Map



Legend

- Approximate Site Boundary
- Approximate Drum Location
- Approximate Air Monitoring Station Location(s)
- Completed Injection Point
- Injection Point in Progress

Notes

1. Base Map adapted from Figure 8 of the 2 February 2023 IRMWP No. 2.

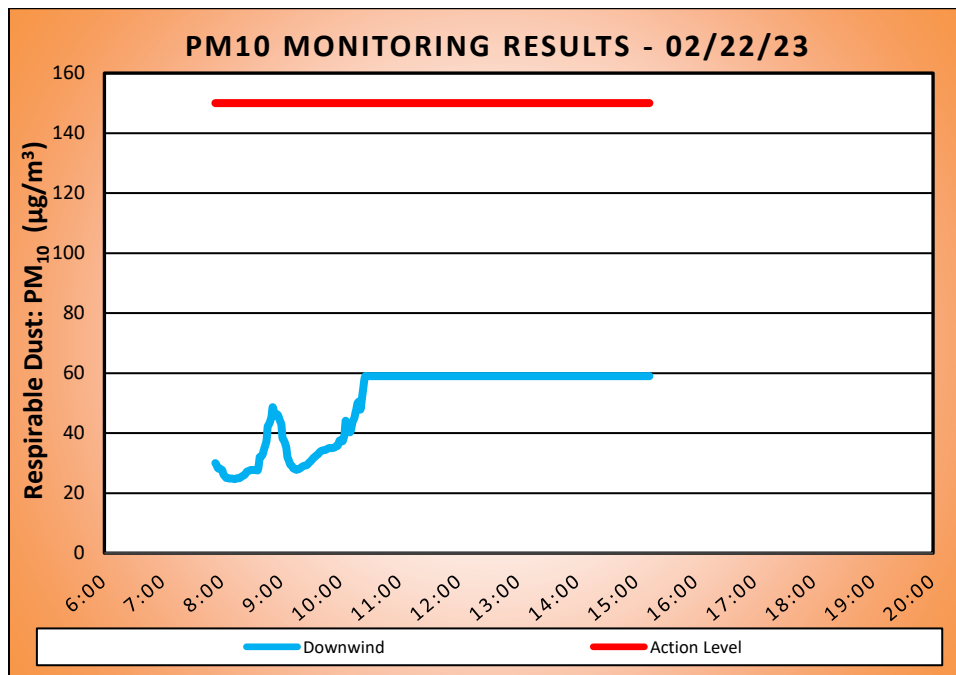
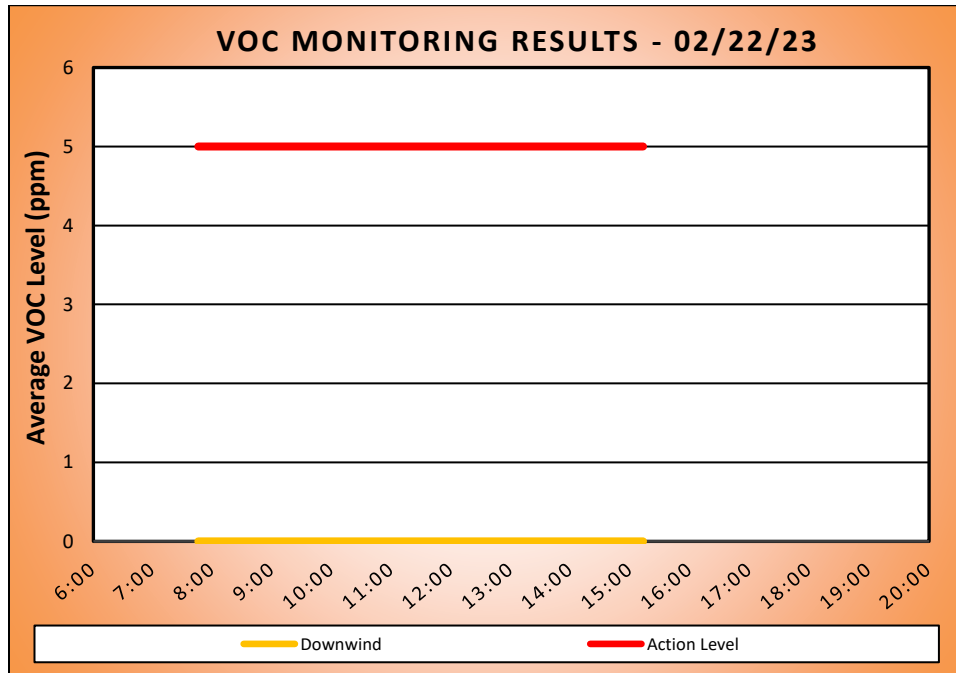
Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz

By: Audrey Seery
Langan, D.P.C.

PROJECT No.: 170361306 PROJECT: 514 Union Street LOCATION: Brooklyn, New York BCP SITE ID: C224318	CLIENT: Gowanus President Owner LLC	DATE: Wed., February 22 nd , 2023 WEATHER: Overcast/Rain, 39 – 44 °F Wind: NW @ 3 – 10 mph TIME: 6:45 am – 3:45 pm MONITOR: Audrey Seery
EQUIPMENT: Geoprobe 6620DT MiniRAE 3000 Photoionization Detector (PID) Air monitoring station (DustTrak II, MiniRAE 3000 PID) Solinst Water Level Meter YSI 600XL Water Quality Meter JCB 507 Forklift		PRESENT AT SITE: Langan: Audrey Seery Regenesis: Julian Serrano, Neal Wang Coastal Environmental Solutions, Inc.: John Slavin
OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.: Langan was on-site to document implementation of the New York State Department of Environmental Conservation (NYSDEC)-approved February 2 nd , 2023 Interim Remedial Measures Work Plan (IRMWP) No. 2. Site Activities <ul style="list-style-type: none"> Regenesis completed four low-dose PlumeStop® injections points (IP22, IP27, IP28, and IP29) across the target treatment interval (TTZ) of 10 to 30 feet below grade surface (bgs). Remedial products applied included PlumeStop®, S-MicroZVI®, and BDI PLUS®. Sampling <ul style="list-style-type: none"> No samples were collected. 		
Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By: Audrey Seery Langan, D.P.C.	

CAMP

- Langan performed continuous air monitoring at downwind perimeter of the work zone for volatile organic compounds (VOCs) and particulate matter smaller than 10 microns in diameter (PM₁₀) during ground-intrusive activity. VOC and PM₁₀ action levels were not exceeded during the monitoring period. Recorded air monitoring data is summarized in the following graphs:



Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz

By: Audrey Seery
Langan, D.P.C.

Anticipated Activities

- Regeneration will continue application of remedial products via injection points.

Cc:	J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By:	Audrey Seery
			Langan, D.P.C.

Site Photographs



Photo 1: Regenesis applying remedial products at injection point IP27 (facing east).

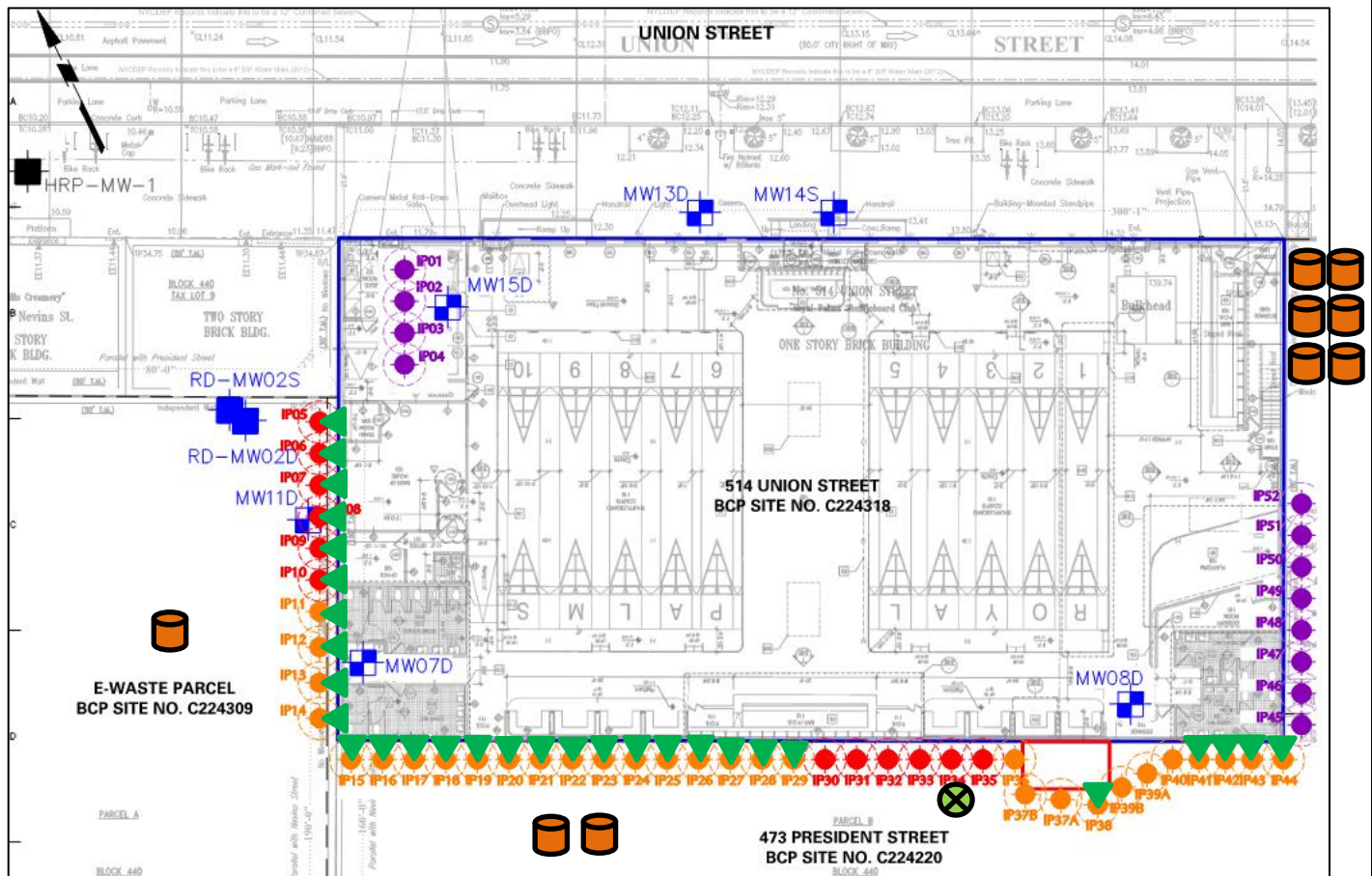


Photo 2: Regenesis applying remedial products at injection points IP22(facing west).

Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz

By: Audrey Seery
Langan, D.P.C.

Site Map



Notes

- Base Map adapted from Figure 8 of the 2 February 2023 IRMWP No. 2.

Drum Inventory

- Five 55-gallon drums containing soil cuttings
- Three 55-gallon drum containing purged groundwater
- One 55-gallon drum containing drilling fluid

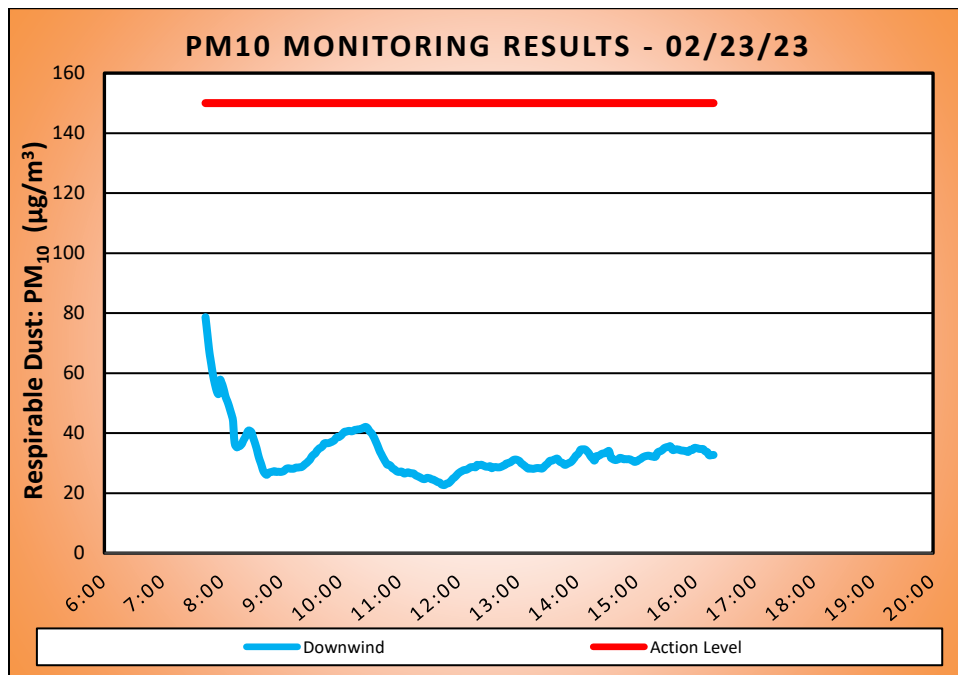
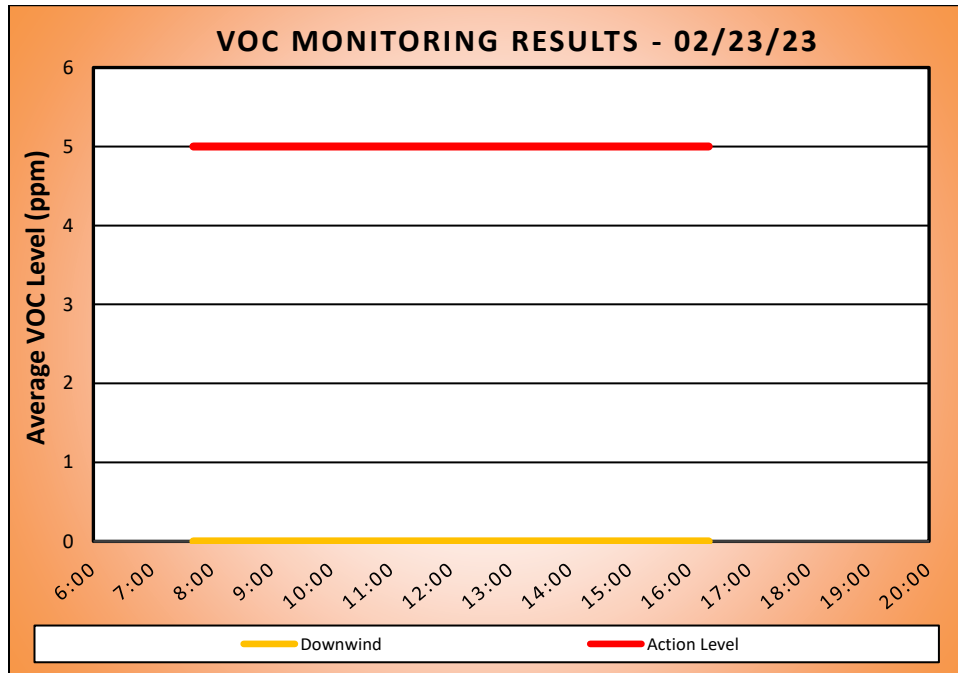
Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz

By: Audrey Seery
Langan, D.P.C.

PROJECT No.: 170361306 PROJECT: 514 Union Street LOCATION: Brooklyn, New York BCP SITE ID: C224318	CLIENT: Gowanus President Owner LLC	DATE: Thu., February 23 rd , 2023 WEATHER: Partly Cloudy, 38 – 40 °F Wind: NE @ 9 – 16 mph TIME: 6:45 am – 4:30 pm MONITOR: Audrey Seery
EQUIPMENT: Geoprobe 6620DT MiniRAE 3000 Photoionization Detector (PID) Air monitoring station (DustTrak II, MiniRAE 3000 PID) Solinst Water Level Meter YSI 600XL Water Quality Meter JCB 507 Forklift		PRESENT AT SITE: Langan: Audrey Seery Regenesis: Julian Serrano, Neal Wang Coastal Environmental Solutions, Inc.: John Slavin
<p>OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.: Langan was on-site to document implementation of the New York State Department of Environmental Conservation (NYSDEC)-approved February 2nd, 2023 Interim Remedial Measures Work Plan (IRMWP) No. 2.</p> <p>Site Activities</p> <ul style="list-style-type: none"> Regenesis completed three low-dose PlumeStop® injections points (IP36, IP37A, and IP37B) across the target treatment interval (TTZ) of 10 to 30 feet below grade surface (bgs). Remedial products applied included PlumeStop®, S-MicroZVI®, and BDI PLUS®. Regenesis partially completed three additional low-dose PlumeStop® injections points (IP39A, IP39B, and IP40) across the TTZ of 10 to 30 feet bgs. Remedial products applied included PlumeStop®, S-MicroZVI®, and BDI PLUS®. <p>Sampling</p> <ul style="list-style-type: none"> Langan collected two waste characterization soil samples from 55-gallon drums on-site to be analyzed for Target Compound List (TCL) Volatile Organic Compounds (VOCs), Toxicity Characteristic Leaching Procedure (TCLP) Metals, and RCRA Characteristics to facilitate off-site disposal. The samples were relinquished to Alpha Analytical, Inc., a New York State Department of Health (NYSDOH) Environmental Laboratory Accredited Program (ELAP)-certified laboratory under standard chain-of-custody protocols. 		
Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By: Audrey Seery Langan, D.P.C.	

CAMP

- Langan performed continuous air monitoring at downwind perimeter of the work zone for volatile organic compounds (VOCs) and particulate matter smaller than 10 microns in diameter (PM₁₀) during ground-intrusive activity. VOC and PM₁₀ action levels were not exceeded during the monitoring period. Recorded air monitoring data is summarized in the following graphs:



Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz

By: Audrey Seery
 Langan, D.P.C.

Anticipated Activities

- Regeneration will continue application of remedial products via injection points.

Cc:	J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By:	Audrey Seery Langan, D.P.C.
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Site Photographs



Photo 1: Regenesis applying remedial products at injection point IP37A (facing northeast).

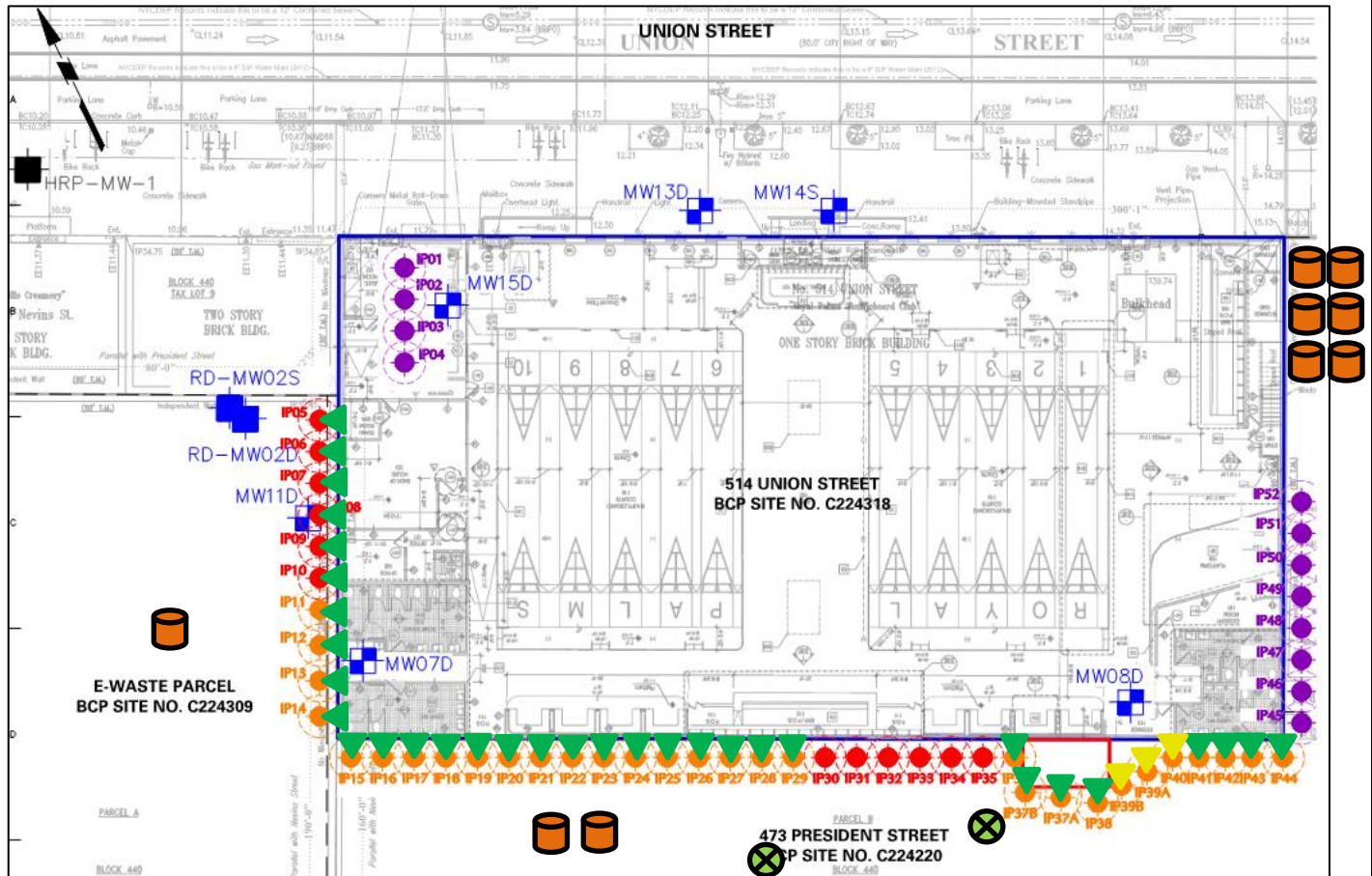


Photo 2: Regenesis applying remedial products at injection points IP39A and IP40 (facing east).

Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz

By: Audrey Seery
Langan, D.P.C.

Site Map



Legend

- Approximate Site Boundary
- Approximate Drum Location
- Approximate Air Monitoring Station Location(s)
- Completed Injection Point
- Injection Point in Progress

Notes

- Base Map adapted from Figure 8 of the 2 February 2023 IRMWP No. 2.

Drum Inventory

- Five 55-gallon drums containing soil cuttings
- Four 55-gallon drums containing purged groundwater/drilling fluid

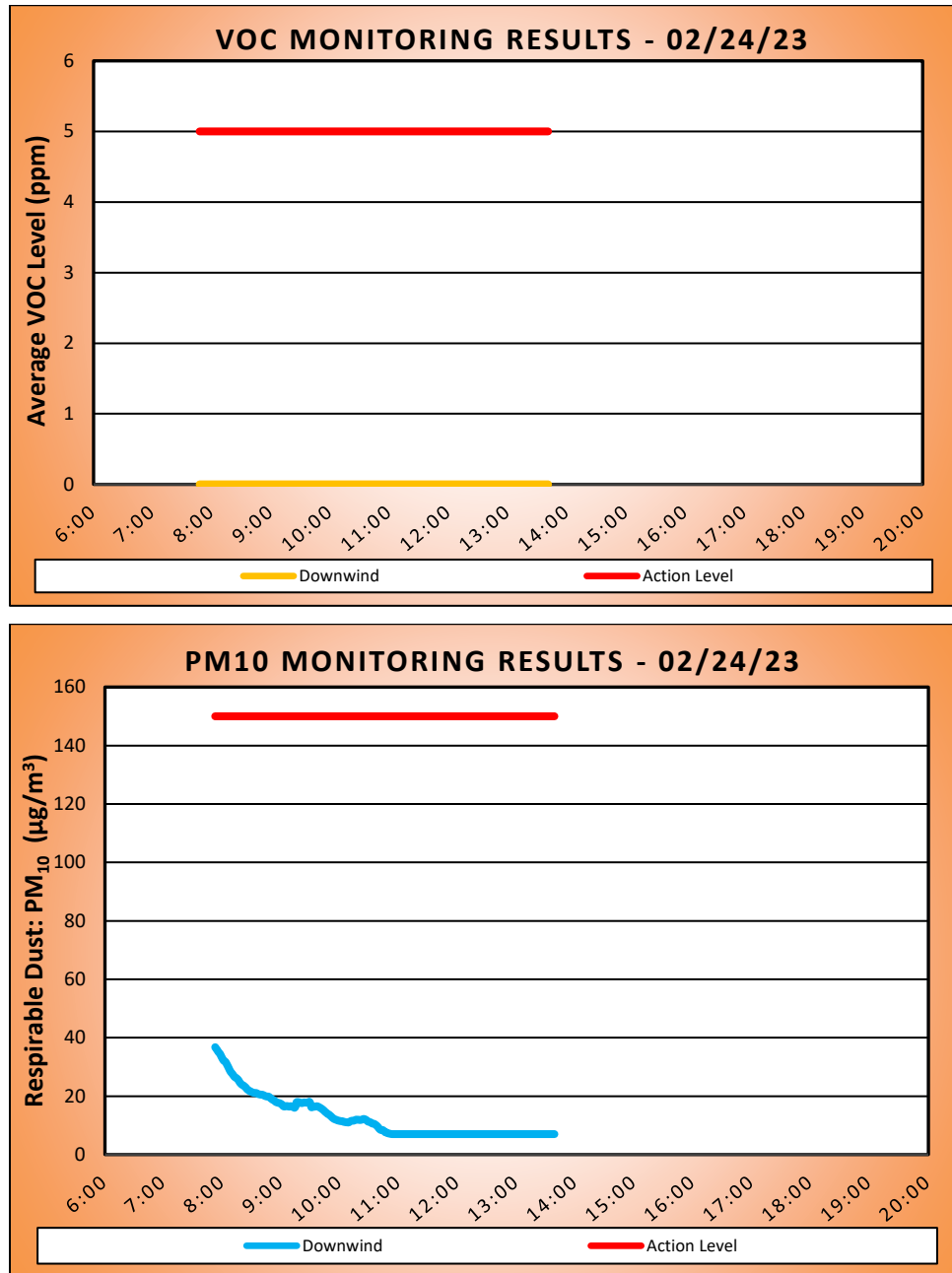
Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz

By: Audrey Seery
Langan, D.P.C.

PROJECT No.: 170361306 PROJECT: 514 Union Street LOCATION: Brooklyn, New York BCP SITE ID: C224318	CLIENT: Gowanus President Owner LLC	DATE: Fri., February 24 th , 2023 WEATHER: Partly Cloudy, 43 – 46 °F Wind: NW @ 5 – 10 mph TIME: 6:45 am – 2:30 pm MONITOR: Audrey Seery
EQUIPMENT: Geoprobe 6620DT MiniRAE 3000 Photoionization Detector (PID) Air monitoring station (DustTrak II, MiniRAE 3000 PID) Solinst Water Level Meter YSI 600XL Water Quality Meter JCB 507 Forklift		PRESENT AT SITE: Langan: Audrey Seery Regenesis: Julian Serrano, Neal Wang Coastal Environmental Solutions, Inc.: John Slavin
<p>OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.: Langan was on-site to document implementation of the New York State Department of Environmental Conservation (NYSDEC)-approved February 2nd, 2023 Interim Remedial Measures Work Plan (IRMWP) No. 2.</p> <p>Site Activities</p> <ul style="list-style-type: none"> Regenesis completed three low-dose PlumeStop® injections points (IP39A, IP39B, and IP40) across the target treatment interval (TTZ) of 10 to 30 feet below grade surface (bgs). Remedial products applied included PlumeStop®, S-MicroZVI®, and BDI PLUS®. Coastal advanced three soil borings to maximum depth of about 10 feet bgs for the collection of supplemental waste characterization soil samples to facilitate disposal facility approval of future soil disposal. <ul style="list-style-type: none"> Recovered soil was screened with a photoionization detector (PID); no evidence of impacts were observed. Recovered soil was containerized pending future off-site disposal. <p>Sampling</p> <ul style="list-style-type: none"> Langan collected three waste characterization soil samples from three soil borings. Samples were analyzed for lead and mercury via the Toxicity Characteristic Leaching Procedure (TCLP). The samples were relinquished to Alpha Analytical, Inc., a New York State Department of Health (NYSDOH) Environmental Laboratory Accredited Program (ELAP)-certified laboratory under standard chain-of-custody protocols. 		
Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By: Audrey Seery Langan, D.P.C.	

CAMP

- Langan performed continuous air monitoring at downwind perimeter of the work zone for volatile organic compounds (VOCs) and particulate matter smaller than 10 microns in diameter (PM₁₀) during ground-intrusive activity. VOC and PM₁₀ action levels were not exceeded during the monitoring period. Recorded air monitoring data is summarized in the following graphs:



Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz

By: Audrey Seery
 Langan, D.P.C.

Anticipated Activities

- Regeneration will continue application of remedial products via injection points.

Cc:	J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By:	Audrey Seery Langan, D.P.C.
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Site Photographs



Photo 1: Regensis applying remedial products at injection point IP40 (facing north).

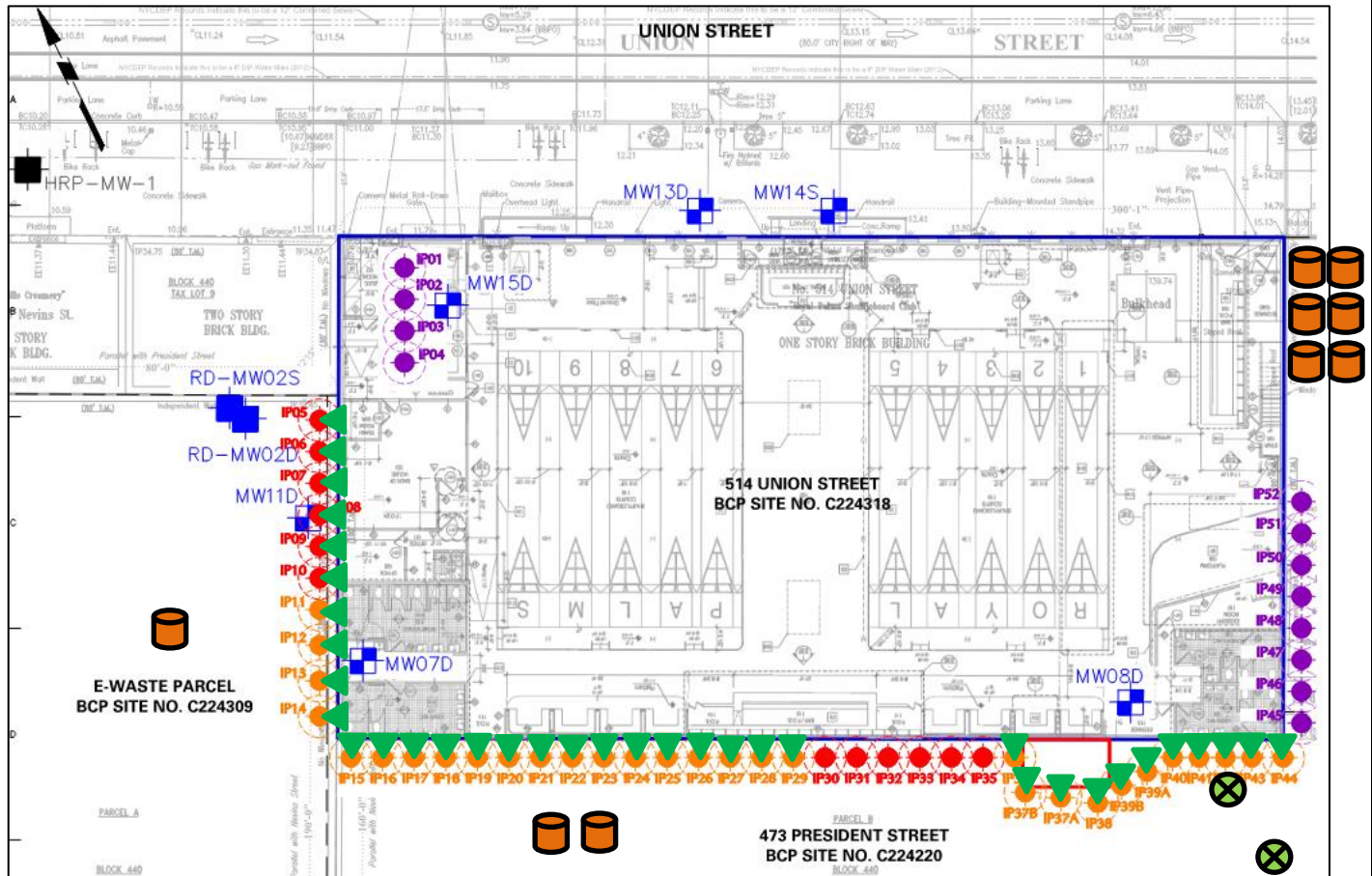


Photo 2: Regensis applying remedial products at injection points IP39B and IP39A (facing north).






Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz

By: Audrey Seery
Langan, D.P.C.

Site Map



Legend

-  Approximate Site Boundary
-  Approximate Drum Location
-  Approximate Air Monitoring Station Location(s)
-  Completed Injection Point
-  Injection Point in Progress

Notes

- Base Map adapted from Figure 8 of the 2 February 2023 IRMWV No. 2.

Drum Inventory

- Five 55-gallon drums containing soil cuttings
- Four 55-gallon drums containing purged groundwater/drilling fluid

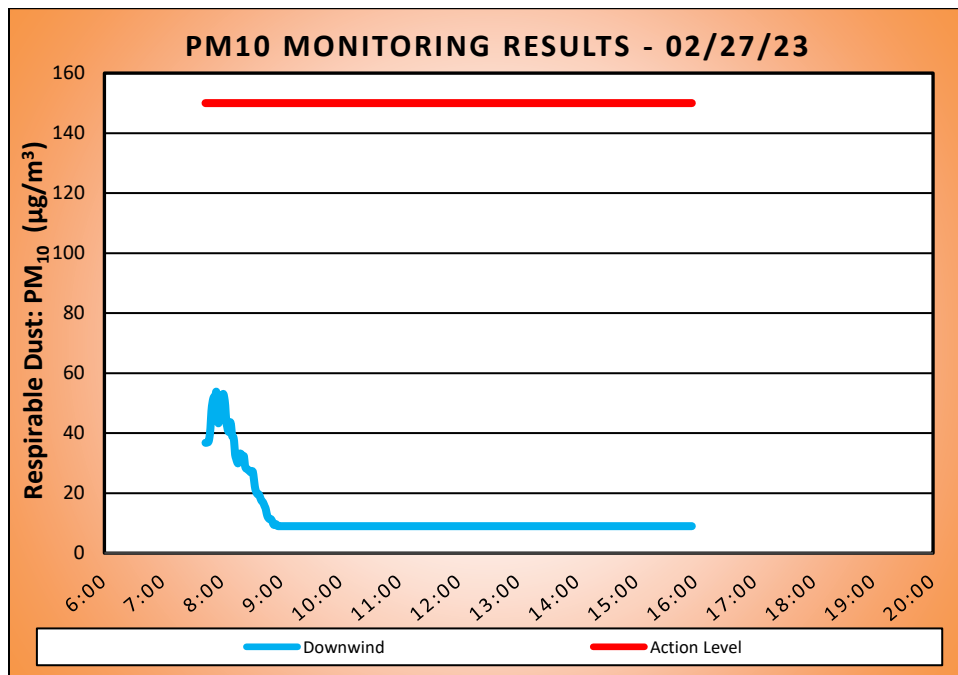
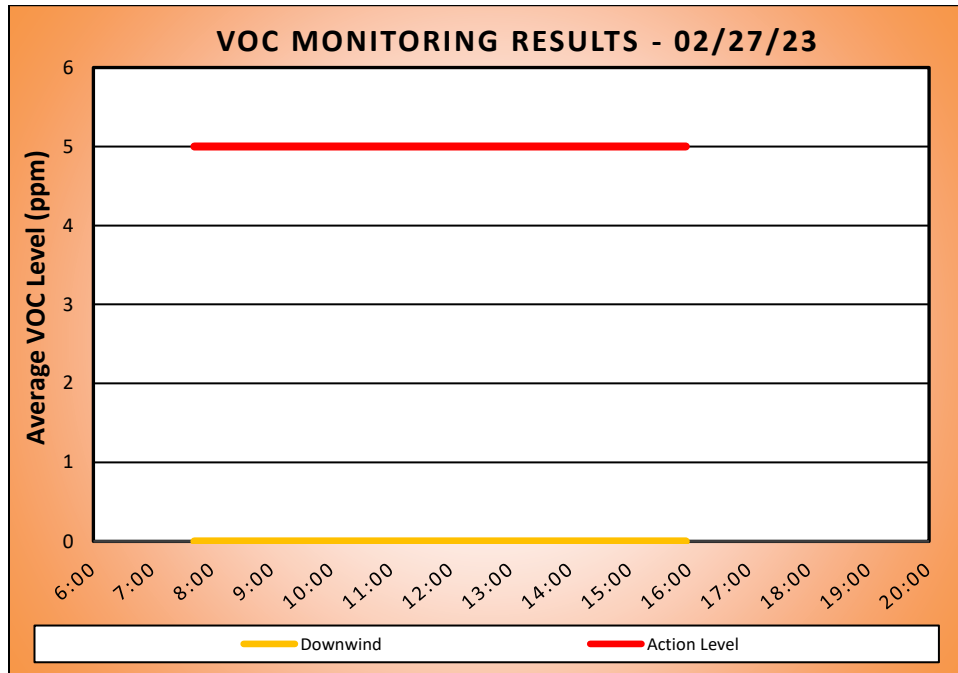
Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz

By: Audrey Seery
Langan, D.P.C.

PROJECT No.: 170361306 PROJECT: 514 Union Street LOCATION: Brooklyn, New York BCP SITE ID: C224318	CLIENT: Gowanus President Owner LLC	DATE: Mon., February 27 th , 2023 WEATHER: Cloudy, 35 – 43 °F Wind: NE @ 8 – 14 mph TIME: 6:45 am – 4:30 pm MONITOR: Audrey Seery
EQUIPMENT: Geoprobe 6620DT MiniRAE 3000 Photoionization Detector (PID) Air monitoring station (DustTrak II, MiniRAE 3000 PID) Solinst Water Level Meter YSI 600XL Water Quality Meter JCB 507 Forklift		PRESENT AT SITE: Langan: Audrey Seery Regenesis: Julian Serrano, Neal Wang Coastal Environmental Solutions, Inc.: Brandon Sullivan
OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.: Langan was on-site to document implementation of the New York State Department of Environmental Conservation (NYSDEC)-approved February 2 nd , 2023 Interim Remedial Measures Work Plan (IRMWP) No. 2.		
Site Activities <ul style="list-style-type: none"> Regenesis partially completed two high-dose PlumeStop® injections points (IP30 and IP35) across the target treatment interval (TTZ) of 10 to 30 feet below grade surface (bgs). Remedial products applied included PlumeStop®, S-MicroZVI®, and BDI PLUS®. Drilling refusal was encountered at injection points IP31 and IP32. Regenesis will mobilize a larger drill rig to complete these points. 		
Sampling <ul style="list-style-type: none"> No samples were collected. 		
Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By: Audrey Seery Langan, D.P.C.	

CAMP

- Langan performed continuous air monitoring at downwind perimeter of the work zone for volatile organic compounds (VOCs) and particulate matter smaller than 10 microns in diameter (PM₁₀) during ground-intrusive activity. VOC and PM₁₀ action levels were not exceeded during the monitoring period. Recorded air monitoring data is summarized in the following graphs:



Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz

By: Audrey Seery
Langan, D.P.C.

Anticipated Activities

- Regeneration will continue application of remedial products via injection points.

Cc:	J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By:	Audrey Seery Langan, D.P.C.
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Site Photographs



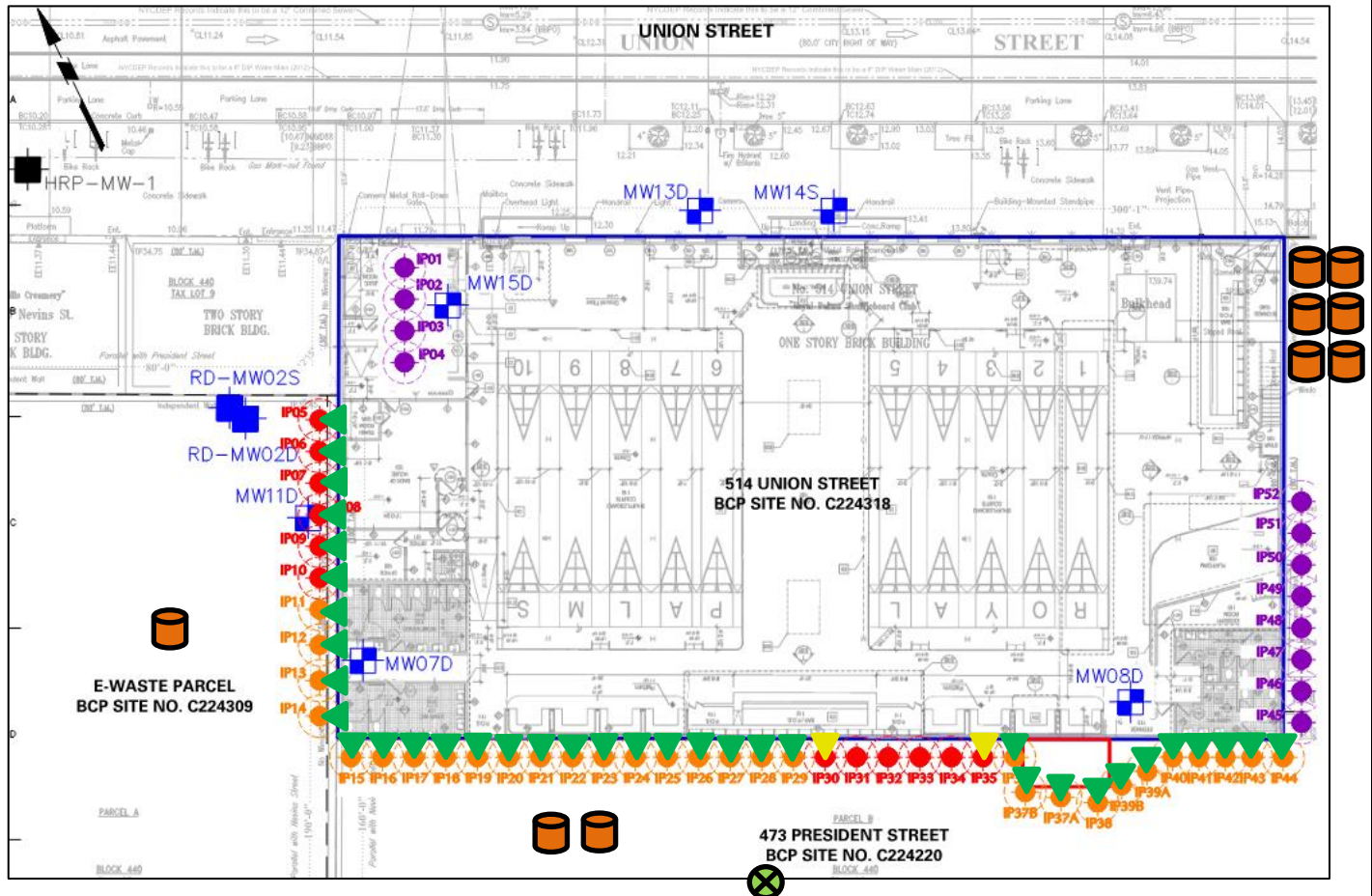
Photo 1: Regenesis applying remedial products at injection point IP35 (facing north).



Photo 2: Regenesis applying remedial products at injection point IP30 (facing northwest).

Cc:	J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By:	Audrey Seery Langan, D.P.C.
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Site Map



Legend

- Approximate Site Boundary
- Approximate Drum Location
- Approximate Air Monitoring Station Location(s)
- Completed Injection Point
- Injection Point in Progress

Notes

1. Base Map adapted from Figure 8 of the 2 February 2023 IRMW No. 2.

Drum Inventory

1. Five 55-gallon drums containing soil cuttings
2. Four 55-gallon drums containing purged groundwater/drilling fluid

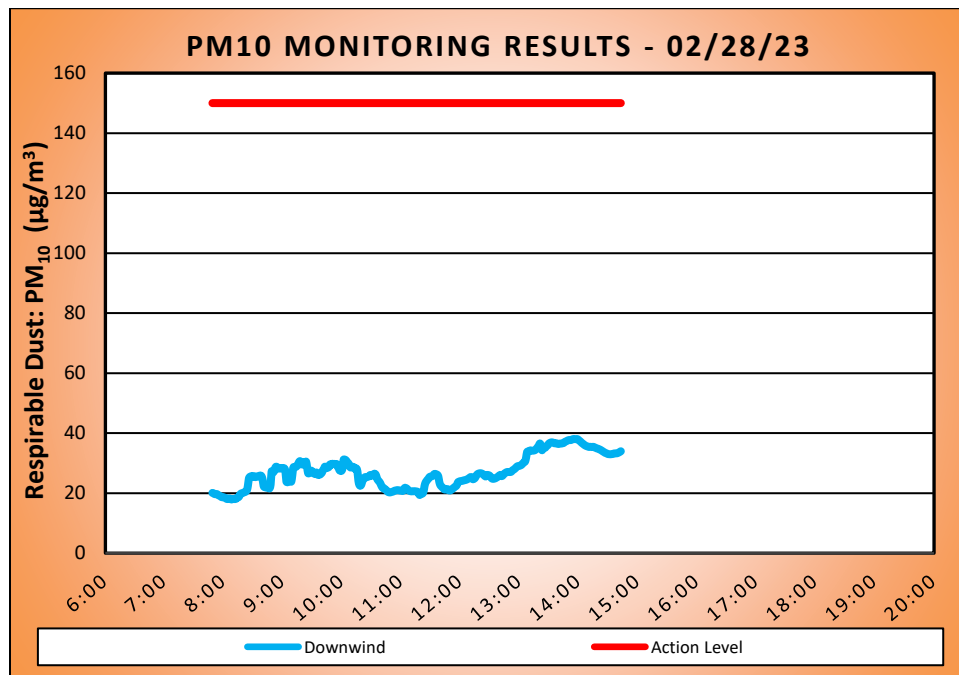
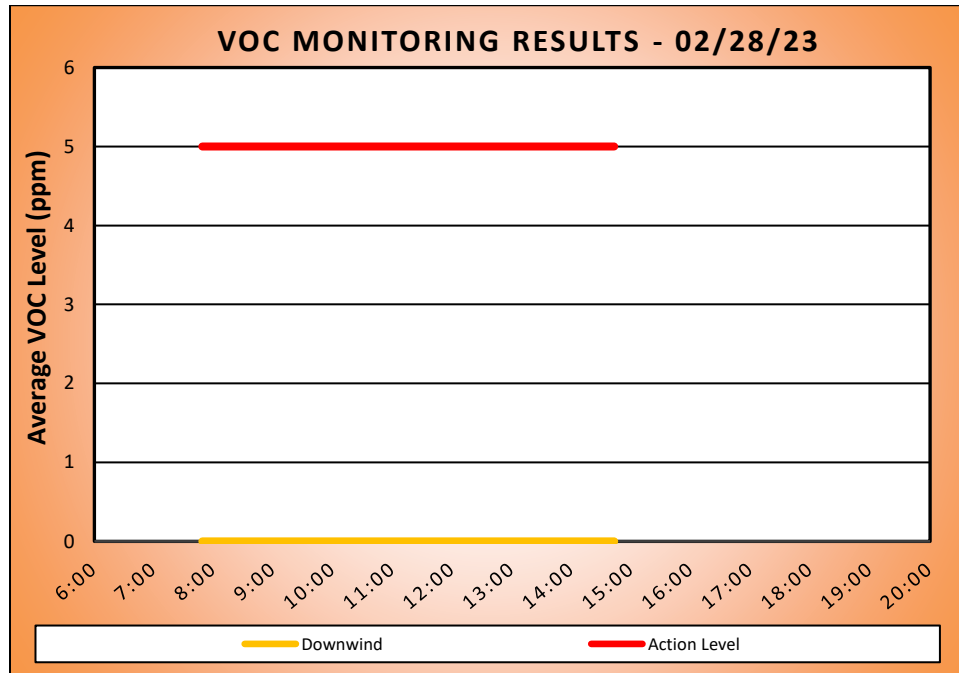
Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz

By: Audrey Seery
Langan, D.P.C.

PROJECT No.: 170361306 PROJECT: 514 Union Street LOCATION: Brooklyn, New York BCP SITE ID: C224318	CLIENT: Gowanus President Owner LLC	DATE: Tue., February 28 th , 2023 WEATHER: Cloudy, 34 – 36 °F Wind: N @ 9 – 16 mph TIME: 7:00 am – 3:45 pm MONITOR: Audrey Seery
EQUIPMENT: Geoprobe 6620DT MiniRAE 3000 Photoionization Detector (PID) Air monitoring station (DustTrak II, MiniRAE 3000 PID) Solinst Water Level Meter YSI 600XL Water Quality Meter JCB 507 Forklift		PRESENT AT SITE: Langan: Audrey Seery Regenesi: Julian Serrano, Neal Wang, James Cobb Coastal Environmental Solutions, Inc.: Brandon Sullivan
OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.: Langan was on-site to document implementation of the New York State Department of Environmental Conservation (NYSDEC)-approved February 2 nd , 2023 Interim Remedial Measures Work Plan (IRMWP) No. 2.		
Site Activities <ul style="list-style-type: none"> Coastal Environmental Solutions, Inc. (Coastal Environmental) advanced one soil boring (SC-5) next to injection point IP30 to evaluate subsurface conditions prior to application of remedial products. <ul style="list-style-type: none"> Recovered soil was screened with a PID; petroleum-like odor was observed from about 13 to 30 feet below grade surface (bgs), staining was observed from about 13 to 18 feet bgs, a petroleum-like sheen was observed from about 14 to 15 feet bgs, and a maximum PID reading of 872.7 parts per million (ppm) was recorded at about 19.5 feet bgs. Regenesi completed two high-dose PlumeStop® injections points (IP30 and IP35) across the target treatment interval (TTZ) of 10 to 30 feet bgs. Remedial products applied included PlumeStop®, S-MicroZVI®, and BDI PLUS®. Drilling refusal was encountered at injection points IP33 and IP34. Regenesi will mobilize a larger drill rig to complete these points. 		
Sampling <ul style="list-style-type: none"> No samples were collected. 		
Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By: Audrey Seery Langan, D.P.C.	

CAMP

- Langan performed continuous air monitoring at downwind perimeter of the work zone for volatile organic compounds (VOCs) and particulate matter smaller than 10 microns in diameter (PM₁₀) during ground-intrusive activity. VOC and PM₁₀ action levels were not exceeded during the monitoring period. Recorded air monitoring data is summarized in the following graphs:



Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz

By: Audrey Seery
Langan, D.P.C.

Anticipated Activities

- Regeneration will continue application of remedial products via injection points.

Cc:	J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By:	Audrey Seery Langan, D.P.C.
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Site Photographs



Photo 1: Regenesis applying remedial products at injection point IP35 (facing northeast).

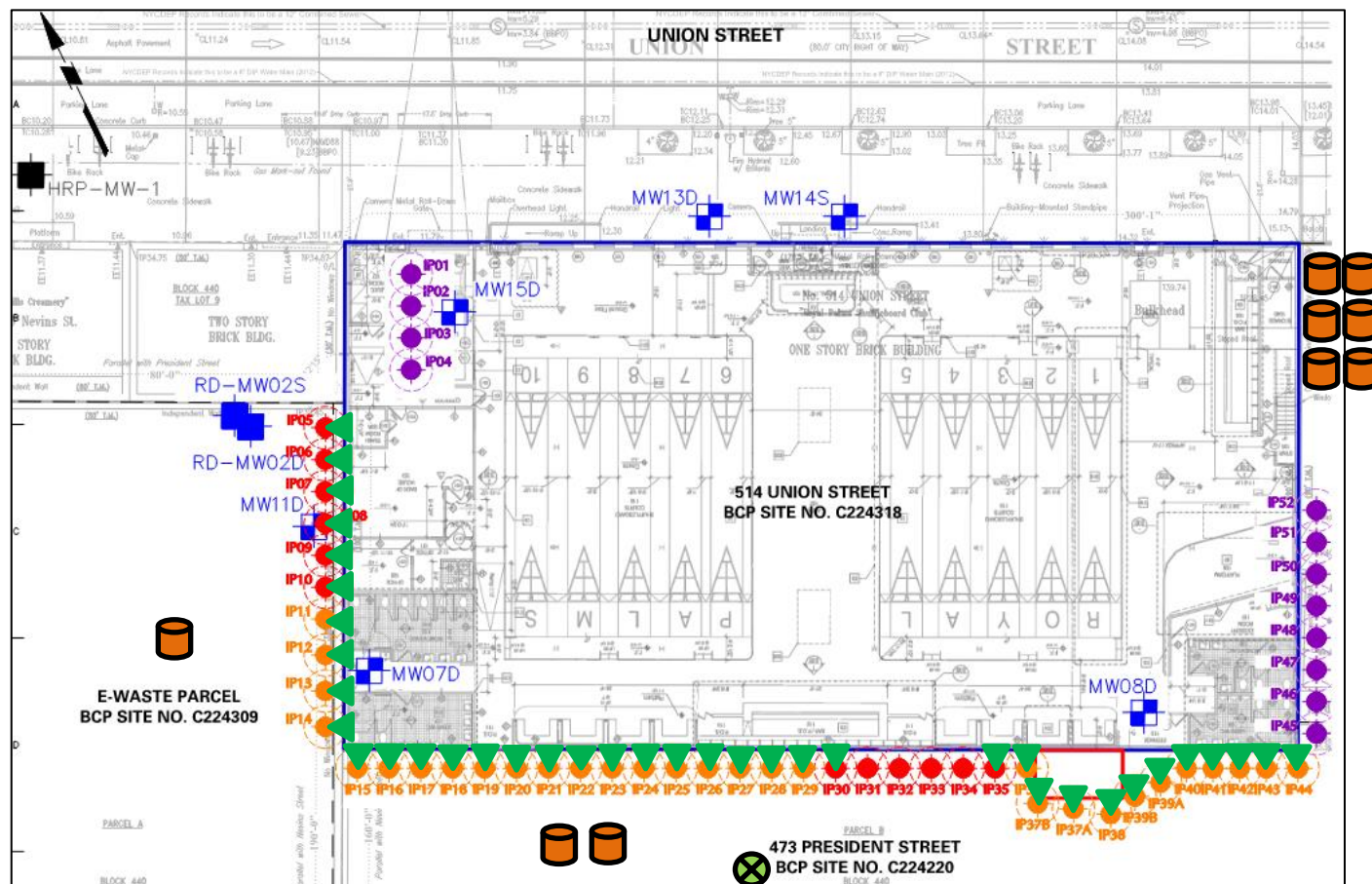


Photo 2: Regenesis applying remedial products at injection point IP30 (facing northwest).

Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz

By: Audrey Seery
Langan, D.P.C.

Site Map



Legend

- Approximate Site Boundary
- Approximate Drum Location
- Approximate Air Monitoring Station Location(s)
- Completed Injection Point
- Injection Point in Progress

Notes

1. Base Map adapted from Figure 8 of the 2 February 2023 IRMWP No. 2.

Drum Inventory

1. Five 55-gallon drums containing soil cuttings
2. Four 55-gallon drums containing purged groundwater/drilling fluid

Cc: J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By: Audrey Seery Langan, D.P.C.
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